



Saint Paul Planning Commission

City Hall Conference Center Room 40

15 Kellogg Boulevard West

Agenda

August 5, 2011

8:30 – 11:00 a.m.

Christopher B. Coleman,
Mayor

Saint Paul
Planning Commission

Chair

Jon Commers

First Vice Chair

Barbara A. Wencil

Second Vice Chair

Paula Merrigan

Secretary

Anthony Fernandez

I. Approval of minutes of July 8th and July 22, 2011

II. Chair's Announcements

III. Planning Director's Announcements

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

OLD BUSINESS

#11-148-456 City House – Re-establishment of nonconforming use as a reception hall in the FW Floodway District. 258 Mill Street south side of intersection of Walnut and Mill Street. *(Josh Williams, 651/266-6659)*

#11-148-409 City House – Conditional Use Permit for a reception hall. 258 Mill Street south side of intersection of Walnut and Mill Street. *(Josh Williams, 651/266-6659)*

NEW BUSINESS

#11-250-540 HRA (599 Reaney) – Re-establishment of nonconforming use as a duplex. 599 Reaney Avenue between Payne and Edgerton. *(Sarah Zorn, 651/266-6570)*

#11-250-154 HRA (765 Edgerton) – Re-establishment of nonconforming use as a triplex. 765 Edgerton Street between Bush and Reaney. *(Sarah Zorn, 651/266-6570)*

#11-250-250 Dram Investments LLP – Re-establishment of nonconforming use as a car wash. 1340 7th Street West between Mercer and Victoria. *(Ryan Kelley, 651/266-6562)*

#11-249-230 Ray Devine – Conditional use permit for outdoor sales, limited to the same dates as the Minnesota State Fair. 1565 Como Avenue NE corner of Como at Snelling. *(Kate Reilly, 651/266-6618)*

V. Comprehensive Planning Committee

VI. Neighborhood Planning Committee

Smith Avenue Revitalization Plan – Approve resolution recommending adoption by the Mayor and City Council. *(Kate Reilly, 651/266-6618)*

Pat Connolly
Gene Gelgelu
Bree Halverson
Richard Kramer
Gaius Nelson
Christopher Ochs
Trevor Oliver
Julie Perrus
Marilyn Porter
Elizabeth Reveal
Anthony Schertler
Robert Spaulding
Terri Thao
Jun-Li Wang
Daniel Ward II
Barbara A. Wencil
David Wickiser
Roxanne Young

Planning Director
Donna Drummond

District 9 Residential Zoning Study – Approve resolution recommending adoption by the Mayor and City Council. (*Jessica Rosenfeld, 651/266-6560*)

District 9 Commercial Zoning Study – Approve resolution recommending adoption by the Mayor and City Council. (*Lucy Thompson, 651/266/6578*)

VII. Transportation Committee

VIII. Communications Committee

IX. Task Force Reports

X. Old Business

XI. New Business

XII. Adjournment

Information on agenda items being considered by the Planning Commission and its committees can be found at www.stpaul.gov/ped, click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

**Saint Paul Planning Commission &
Heritage Preservation Commission**
MASTER MEETING CALENDAR

WEEK OF AUGUST 1-5- 2011

Mon (1) _____

Tues (2) _____ (NOTE: New Location)
4:00- **Comprehensive Planning Committee** 13th Floor – CHA
5:30 p.m. (*Penelope Simison, 651/266-6554*) 25 Fourth Street West

The Great River Passage Plan – Major ideas proposed in the plan.
(*Don Ganje, 651/266-6425*)

Weds (3) _____

Thurs (4) _____

Fri (5) _____
8:30- **Planning Commission Meeting** **Room 40 City Hall**
11:00 a.m. (*Donna Drummond, 651/266-6556*) Conference Center
15 Kellogg Blvd.

Zoning..... **SITE PLAN REVIEW** – List of current applications. (*Tom Beach, 651/266-9086*)

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Neighborhood Planning

Committee..... Smith Avenue Revitalization Plan - Approve resolution recommending adoption by the Mayor and City Council. (Kate Reilly, 651/266-6618)

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**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes July 8, 2011

A meeting of the Planning Commission of the City of Saint Paul was held Friday, July 8, 2011, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Halverson, Merrigan, Perrus, Porter, Reveal, Thao, Wang, Wencl, Young; and Messrs. Commers, Connolly, Gelgelu, Kramer, Ochs, Oliver, Schertler, Spaulding, Ward, and Wickiser.

Commissioners Absent: Messrs. *Fernandez, and *Nelson.
*Excused

Also Present: Patricia James, Allan Torstenson, Lucy Thompson, Allen Carlson, Luis Pereira, Josh Williams, Ryan Kelley, Laura Eckert, and Angela Simons Department of Planning and Economic Development staff.

I. Approval of minutes June 24, 2011.

MOTION: *Commissioner Reveal moved approval of the minutes of June 24, 2011. Commissioner Kramer seconded the motion. The motion carried unanimously on a voice vote.*

II. Chair's Announcements

Chair Commers announced that the Planning Commissioners should have received an invitation to an event in honor of Gregory Page, who has been involved with the Riverfront Revitalization work in Saint Paul for almost 30-years. There will be an event to honor his retirement on July 26th at the Riverfront Corporation office located on 6th Street between St. Peter and Wabasha from 4:30–7:00 p.m.

III. Planning Director's Announcements

Patricia James, Principal City Planner, filling in for the Planning Director, had no announcements.

IV. PUBLIC HEARING:

Chair Commers announced that the Saint Paul Planning Commission was holding a public hearing on the Solar Energy Systems Zoning Code Amendments. Notice of the public hearing was published in the Legal Ledger on June 13, 2011, and was mailed to the citywide Early Notification System list and other interested parties.

Allan Torstenson, PED staff, gave a brief presentation on the draft Solar Energy Systems Zoning Code Amendments. In 2008 Minneapolis and Saint Paul received a U.S. Department of Energy Solar America Cities grant to identify strategies that will result in solar-friendly policies, practices and regulations. There are policies in the Comprehensive Plan and Zoning Code that support use of renewable energy, but there is nothing specific in the zoning code about either solar panels or wind energy. Solar energy systems are treated as a permitted accessory use under the definition of accessory use in the zoning code. Solar systems mounted on a building are subject to the dimensional standards that apply to the building. A freestanding solar energy system is subject to the dimensional and locational standards that apply to accessory structures. The draft amendments do not change this approach, but would clarify and add some detail to the regulations that apply to solar energy systems. In drafting the amendments a State of Minnesota model ordinance and requirements in Minneapolis and other cities were reviewed.

In Sec. 63.110(e), Building design standards, the committee recommends deleting the word *mechanical* to make it clear that this general design standard for rooftop equipment applies to solar energy systems that are not mechanical systems, and recommends changing the word *visibility* to *visual impact*. The draft amendments would also add a section in the accessory uses part of the code. New Sec. 65.921, Solar energy system, paragraph (a), would add a requirement that building mounted systems in residential districts shall not extend above the ridge of a gable, gambrel, hip or mansard roof, and shall not extend more than twelve (12) feet above the surface of a flat or shed roof. Paragraph (b) would clarify that freestanding systems shall be treated as accessory buildings with flat or shed roofs for the purpose of maximum height, maximum lot area coverage, and location requirements, with added detail that freestanding systems in residential districts shall not exceed twelve (12) feet in height within ten (10) feet of a property line, with additional height equal to additional setback from property lines permitted to a maximum height of twenty (20) feet.

Chair Commers read the rules of procedure for the public hearing.

The following people spoke.

1. Mr. Terry Brueck, a homeowner and resident, is interested in doing a solar project in his backyard. He had applied for a permit last November and it has gotten complicated. He appreciates the consideration of adding solar to the city's sustainability initiative and said the zoning amendments should not be unduly restrictive. He suggested a distinction between setback from adjacent residential property and setback from adjacent city property. His situation is that he wants to put a solar array on the ground with sufficient clearance of his house to get solar gain in the winter and it would be up against a city property line.
2. Mr. James Darabi, a solar installer with Solar Farm, LLC, said the draft 12 foot height limit for freestanding systems would limit them to small arrays. Mr. Darabi distributed a picture with an example of what an array would look like. He explained his height calculations, and that solar electric and solar thermal systems require different tilt angles. Twelve solar electric modules might be a 2 kilowatt system, fifteen might be 3 kilowatts, and 6-7 kilowatts are needed to power a house. 45 degrees is close to the cut between winter sun angle and summer sun angle. With a pole mount system it can be tilted to 60 degrees in the winter to shed snow better and get more sun. In the summer it can be tilted back to 30 degrees to get more sun. Typical arrays would be about 12 feet high and should be off the ground a few feet (for snow, etc.) so the 12 foot height limit is too restrictive.

Commissioner Perrus noted that the proposed amendment provides for height up to 20 feet. The draft language is for a 12 foot height limit within 10 feet of a residential property line; with additional height equal to additional set back from the property lines permitted to a maximum height of 20 feet.

Mr. Darabi said that a 20 foot height limit is more reasonable.

Commissioner Kramer asked Mr. Darabi what he thinks would be a reasonable, cost effective, ideal height standard.

Mr. Darabi that he would like to do some calculations and consult with a few other solar installers. 20 feet might be workable and a few more feet might be good.

Commissioner Kramer told Mr. Darabi that he could submit additional written testimony. He asked what if the measurement was pole height and not panel height.

Mr. Darabi said that poles are usually centered on the panels, but people might mount them differently to get more height.

Commissioner Schertler asked about the potential impact of these height limits on the payback of solar installations.

Mr. Darabi said that if they limited the size of the system it might be in the ballpark of a ten to twenty percent impact on amortization of the purchase price. There are certain things in the installation process that do not change if going from 2 kilowatts to 3 kilowatts. The number of modules changes and the rack is a little different, but the labor does not change much.

3. Mr. Dan Williams, a solar installer for Powerfully Green, has done work in Saint Paul and is involved with the Eco Experience at the State Fair. He assumes that the language [in § 63.110(e) about mechanical equipment on primary building facades] does not apply to solar plumbing and solar electric runs, which are similar to Exel electric runs and downspouts done everywhere. Mr. Williams said the requirement that building mounted systems shall not extend above the ridge of a hip or gambrel roof may be overly restrictive in some cases, particularly for freestanding garages with east-west roof slopes. Solar panels work best when sloped to face south. For garages with east-west roof slopes in rear yards, some cities allow propping the panels up to face south and go above the ridge by a few inches. With the advent of electric cars more people will want car ports with solar panels. They are often located less than 10 feet from the alley and would need to be more than 12 feet high.

Commissioner Perrus said it would be helpful for the speakers to submit their comments to the Neighborhood Planning Committee in writing before Monday, July 11, 2011.

MOTION: *Commissioner Wencil moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, July 11, 2011, and to refer the matter back to the Neighborhood Planning Committee for review and recommendation. Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.*

V. Zoning Committee

STAFF SITE PLAN REVIEW – List of current applications. (*Tom Beach, 651/266-9086*)

Five items to come before the Site Plan Committee on Tuesday, July 12, 2011. Xcel Center Solar Panels located at 306 Eagle Parkway, pole mounted panels at Chestnut and Exchange Street; Macalester College located at 34 Cambridge Street, parking lot stormwater improvements; St. Paul Curling Club Parking Lot located at 470 Selby Avenue, parking lot reconstruction; and Midway Commons located at 1489 University Avenue, reuse existing building for retail and fast food with drive thru.

NEW BUSINESS

#11-238-977 Victoria Park II – Rezoning from I3 Restricted Industrial to T3M Traditional Neighborhood. 852 Hathaway Street area bounded by 35E, Shepard Rd, Otto, and Adrian Street. (*Lucy Thompson, 651/266-6578*)

Commissioner Kramer said that the rezoning is not related to the proposed footprint of the Nova charter school, which was discussed by the Zoning Committee as it considered proposed modifications to the Victoria Park Master Plan. The committee was unanimous in its finding that the proposed rezoning is consistent with City plans for redevelopment of Victoria Park.

MOTION: *Commissioner Kramer moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a voice vote.*

#11-239-001 Victoria Part Master Plan Modification – Major modification of the Victoria Park Master Plan. 852 Hathaway Street area bounded by 35E, Shepard Road, Otto, and Adrian Street. (*Lucy Thompson, 651/266-6578*)

MOTION: *Commissioner Kramer moved the Zoning Committee's recommendation to approve the major modification of the Victoria Park Master Plan.*

In Commissioner Nelson's absence, a letter from him was distributed to Commissioners explaining why he voted against the proposed major modifications to the Victoria Park Master Plan.

Commissioner Spaulding said that the core of the issue Commissioner Nelson raises is the view corridor down Madson Street from the existing Shalom Home to the river valley. Commissioner Spaulding questions whether it is possible to move the proposed Nova Academy building or modify its design in order to accommodate a view corridor down the original right-of-way. One of the major questions is the Planning Commission's role in reviewing a master plan. The challenge is that the configuration of the parcels under City ownership would not permit the move of the school as Commissioner Nelson suggests. There are significant building challenges based on the configuration of the parcels there. Commissioner Spaulding is open to more discussion; his view has evolved rapidly and he is optimistic that something can be done. He believes that addressing Commissioner Nelson's concerns would require a major reconfiguration of the Nova plans, either adding density upward or building a very oddly shaped building to fit the land available. Rather than modifying the site plan as Commissioner Nelson proposes, Commissioner

Spaulding suggested that interested parties continue to confer and try to reach a compromise between addressing the concerns of Sholom and meeting the needs of the school.

Commissioner Schertler said that Commissioner Nelson raises some good points. Commissioner Schertler's concern is that the Commission treat this applicant (the Saint Paul Housing and Redevelopment Authority) just as it would a private developer. He feels that Commissioner Nelson raises a good point regarding Sholom's expectations when they designed and built their buildings. Commissioner Schertler does not have enough facts to agree that there is a compelling reason to adjust the Master Plan.

Commissioner Porter's concerns echo Commissioner Nelson's and Sholom's. She wants to ensure that the Commission has given the stakeholders enough time to have input regarding the modifications and significant adjustments. She does not want to rush this process.

Commissioner Kramer said noted that the public process for this case has not been any different. People were notified, a public hearing was held. There were some community meetings, and it has had district council review.

Commissioner Wencil moved what is described in Commissioner Nelson's letter of July 7, 2011 as an amendment to the committee's recommendation. Commissioner Oliver seconded the motion.

Commissioner Merrigan said that a lot of time was spent putting together a Master Plan, and this project went through site plan review. She does not feel like the larger planning issues were part of the discussion during site plan review.

Commissioner Thao said that Commissioner Schertler raised an interesting point about being equitable, but, at the same time, there is no guarantee that master plans will be built exactly as planned. If exceptions were not possible, cities would never be developed.

Commissioner Schertler questioned whether time/schedule is an issue here.

Lucy Thompson, PED staff, reminded the Commission that the major plan modifications are not just about Nova. They also would amend the future land use designation of almost half of the original Victoria Park Master Plan, per a legal settlement with Exxon. Staff have been working with Nova for months to find a building configuration that does not close off two street segments. In order to do a less intrusive building footprint that only closes off one street segment, additional land would have to be purchased from Brighton. However, Brighton and Nova were not able to reach an agreement on price. It is consistent with the Master Plan to have a school in this neighborhood. Ms. Thompson also noted that moving the school footprint as suggested by Commissioner Nelson puts it on land formerly owned by Exxon, which is prohibited by the legal settlement.

The Nova building is planned to be three stories of classrooms and two stories for the gym, not the 65 feet Commissioner Nelson suggests in his letter. Ms. Thompson also thinks that a three-story and a two-story building will not block views of the river valley. Finally, Ms. Thompson stated that Nova is ready to submit for final site plan review to stay on schedule for a school opening in September 2012.

Commissioner Connolly said that it seems to him that Nova feels locked into this particular site. The alternative that Commissioner Nelson proposed is not feasible because of the lawsuit, but there are no suitable alternative locations for Nova. Ms. Thompson said that Nova should speak to its site search process.

Commissioner Young said one of the issues often discussed on the West Side is views from the bluffs and of the bluffs, particularly with the West Side Flats Master Plan. One of the things that they determined as a community was a 3-4 story building would retain views of and from the bluffs. Ms. Young asked whether there other examples of a codified view corridor or view easements in the city.

Ms. Thompson said that she does not know of any.

Commissioner Schertler questioned whether there are protected view corridors across the Cleveland Circle site across from the Xcel Energy Center. Ms. Thompson said that there were view corridors identified in the Lower Cathedral Hill Plan, but they were never adopted in the Zoning Code. In response to a similar question from Commissioner Ward, Ms. Thompson responded that protection of these views was supported in the small area plan but never codified.

At the request of Chair Commers, Commissioner Wencil restated her proposed additional condition, which reads: "A ninety foot (90') wide easement shall be provided through the site, following the original master plan's alignment of Madson Street from its intersection with Mercer Way, southeastward to the river bluff. The purpose of this easement is to maintain the view corridor that was previously provided by the 60 foot (60') public right-of-way combined with the minimum fifteen foot (15') setbacks (each side) for residential structures as originally envisioned by the adopted Victoria Park Master Plan."

Commissioner Spaulding offered an alternative to changing the proposed Master Plan modifications. He suggested that the Master Plan modifications could be sent as they are to City Council, but with an acknowledgment of this issue in the Commission's resolution.

Commissioner Merrigan asked what the height restrictions in the T3 are. Ms. Thompson responded that there is a 55-foot maximum permitted for a non-residential use, with allowance for a conditional use permit up to 75 feet. The Master Plan indicates an appropriate height of up to 52 feet for the residential uses originally proposed for this site, but 55' is permitted by right.

Commissioner Wencil expressed concern about Sholom investing in this neighborhood with certain assumptions – such as a view corridor down Madson Street to the river valley – and then those assumptions changing, especially since Sholom was one of the "pioneers" in the urban village. The Planning Commission should be thinking about staying true to the original design principles throughout the life of the neighborhood.

Commissioner Schertler stated that he is not prepared to support this amendment, which he thinks is a specific solution to a problem that is still emerging.

Commissioner Oliver stated support for the view corridor and is looking for a way to specify it. He does not think it requires an all-the-way- to-the-ground easement. Without more detailed analysis, it is difficult to say what the height limits should be through this corridor. Perhaps a

one- or two-story building section through the right-of-way would work, and should be suggested to the City Council to keep the project on track.

Commissioner Reveal asked the Planning Commission to send a strong recommendation back to staff to make a good faith effort by the time this comes up in front of the City Council to find at least one or two alternatives that would preserve the maximum site view and be acceptable to Sholom.

Commissioner Thao moved to call the question on the amendment proposed by Commissioner Wencl. The motion failed; the amendment is not adopted.

Commissioner Spaulding moved approval, with an amendment to the resolution that reflects the concerns raised by Commissioner Nelson and asks staff to work with Nova to limit the height of its building along the Madson right-of-way.

The motion carried unanimously on a voice vote with Commissioner Wickiser abstaining.

#11-143-721 City of St. Paul – Rezoning from OS Office Service to B2 Community Business. 745 White Bear Avenue North, SW corner at Reaney. (Matt Wolff, 651/266-6708)

MOTION: Commissioner Kramer moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a voice vote.

#11-143-927 Nicole Cherry – Variances of parking lot and driveway set back standards for an 8-space parking lot. 745 White Bear Avenue North, SW corner at Reaney. (Matt Wolff, 651/266-6708)

Commissioner Kramer said this lot is an existing parcel left over after the city put in turn lanes which required intersection widening to accommodate the approaches there. The variance is for the driveway setbacks.

Patricia James, PED staff said because the vehicles are going to be parked heading toward White Bear Avenue, the required setback is 7 feet, rather than the normal 4 feet. In this case there is only room for 4 feet of setback, so the applicant is requesting a variance of 3 feet for the setback along White Bear Avenue.

Commissioner Kramer said that the committee added a condition to the variance requiring the layout of the lot to be such that vehicles would be directed to exit onto White Bear Avenue rather than the neighborhood.

MOTION: Commissioner Kramer moved the Zoning Committee's recommendation to approve the variance subject to additional conditions. The motion carried unanimously on a voice vote.

#11-235-029 Allan and Bernetta Miller – Re-establishment of nonconforming use as triplex. 998 7th Street East, SE corner at Cypress. (Kate Reilly, 651/266-6618)

MOTION: Commissioner Kramer moved the Zoning Committee's recommendation to approve the re-establishment of legal nonconforming use subject to additional conditions. The motion carried unanimously on a voice vote.

#11-238-488 Traditions SP Land LLC – Conditional Use Permit for a 170-unit assisted living facility. 1554 Midway Parkway between Snelling and Arona.
(Josh Williams, 651/266-6659)

Upon a question by Commissioner Connolly, Commissioner Kramer said he is not sure of the intended use for the firehouse.

MOTION: *Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.*

Commissioner Kramer announced that the next Zoning Committee meeting on July 14, 2011 has been cancelled.

VI. Saint Paul Housing Program Update – Informational presentation by Allen Carlson, Director of Housing, PED. (Allen Carlson, 651/266-6616)

Allen Carlson, Housing Director gave a power point presentation a general overview of what the housing division is and what overall activities they do within (PED) Department of Planning and Economic Development. Mr. Carlson said that the housing division has about 23 staff members and PED has overall about 75 staff members with an operational budget of a little over 2 million dollars of which the entire department operational budget is between 8.5 and 9 million dollars. Mr. Carlson showed how PED is divided up into teams there is the Home Loan fund which does the mortgage financing; rehab loans and mortgage foreclosure type counseling. There is only one person under homeless prevention activities, there's Project Services, multi-family housing team and the NSP team. Mr. Carlson showed several slides throughout his presentation pertaining to the Housing Division. The Housing Action Plan a 3-year plan which they annually update and make modifications. That plan sets specific actions that they have to undertake within the current year and the years going forward. One of the long term programs that the City has had is the Rehabilitation Loan program for home owners. Under this program they target people that are at or below 50% area median income, people with a fixed income. Also the City has a mortgage program, which every year they issue a certain amount of tax exempt single-family mortgage bonds which they use those proceeds to provide mortgage funding. It has been a very successful program over the years and this is done in conjunction with the City of Minneapolis. They have also received a grant from the Minnesota Housing Finance Agency for \$75,000 and this program will be unique because it is targeted for higher income homeowners in the areas of Aurora, St. Anthony then the west midway area, west of Lexington to Prior and North of University. The concept under this program is to provide rehab loans up to \$40,000 with 0% interest rate, which they would not have to be paid back for 30-years. And this is to encourage people that currently reside in those neighborhoods and want to stay in those neighborhoods and finding that all the equity that they had 5-years ago, they no longer have, but there houses do need improvements.

Another major activity of the department is multi-family housing redevelopment. Basically they are providing some type of financial assistance to multi-family development whether its homeowners, rentals, market or subsidized that would meet some type of public purpose or specific goal for the city. Another focus is on new production housing. Today where all the activity is in the development world of housing is market rate rental housing. Market advisors came out with a report that vacancy rates for rental housing is about 3% right now and downtown

is a little over 1%. And what is considered normal to allow for turn over usually about 6%, so it is a very tight market right now.

Since 2007, the Mortgage Foreclosure Prevention program has had over 4,400 clients that they have dealt with and they have been able to avert foreclosure on half of those. So it's a very beneficial program for the city. The Project Services has a staff of only 2 people and there primary responsibility is to manage all the properties that the HRA owns. The Project Services section has only two staff members and their primary responsibility is to manage all the properties that the HRA owns, which is over 300 properties. It is very expensive to maintain those properties because they are responsible for cutting the grass, shoveling the snow and do whatever needs to be done to make the properties look presentable to the neighborhoods.

Luis Pereira, PED staff talked about the current housing planning activities. As the Planning Commission heard about previously, the Consolidated Plan 2010-2014 is the City's 5-year plan required by US Department of HUD, and the Housing Action Plan, 2010-2013 is a 3-year plan that is required by the Met Council. Those are the two guiding documents in addition to the Housing Comprehensive Plan. Some current planning activities going on are: within Payne-Phalen area, two community groups are engaging in vacant building survey to indicate community priorities for the NSP3 initiative (a third installment of NSP funds). He indicated that "Corridors of Opportunity"-related projects will be moving forward. It's a large regional initiative the major source of funding for this was through HUD and the Met Council was leading the charge. "Corridors of Opportunity" will use the Twin Cities metro area's major transitways as the guiding organizing tool; Mr. Pereira pointed out that two of these corridors related to Saint Paul are the Central Corridor and the Gateway Corridor. An example of a few projects that are being funded - Minnesota Housing is leading a multi-family energy efficiency rental housing initiative. They released an RFP to target multi-family properties along Central Corridor. The RFP would support the work of a consultant to gather data from these properties and use that data putting it into a national benchmark tool and the idea is that with greater data that will help convince some of the multi-family owners to make investments in energy-efficiency improvements. Another is the work around Gateway Corridor between Eau Claire and Downtown Minneapolis, which includes the East Side of Saint Paul and Downtown Saint Paul. This work will include community outreach/engagement activities to be funded to engage residents and business owners around possible impacts Gateway Corridor transit would have on the East Side. This community engagement initiative is broader than affordable housing, but also includes implications for community and economic development, workforce development, education, etc

Additional Central Corridor housing related planning, is an effort that PED and a variety of community partners were involved with, led by Housing Preservation Project - to come up with some recommendations for Central Corridor related to housing. Stacey Becker led a similar process after this one, out of which a draft was produced that is still being revised now. Related to that there is going to be a larger process called the Big Picture Project, also known as the Central Corridor Affordable Housing Coordinated Plan process. LISC is convening it, Central Corridor Funders Collaborative is funding it and the Cities of Minneapolis and Saint Paul are involved in helping guide the framing of that work, but there will be a variety of community partners involved. There will be three large community forums. Mr. Pereira showed a flyer announcing what the Big Picture Project is. This process is to help inform the City's work on a request that came out of the Central Corridor Zoning Study, which included a City Council resolution that requested a specific look at gentrification, affordable housing, a various zoning tools to create

affordable housing. They have stressed to LISC that they want to see some national models. Lastly they will be updating the Housing Action Plan, with 2010 outcomes, what kind of investments were made in 2010, and revised housing activity targets to include NSP3 funds.

Commissioner Ward said that people who are first time home buyers have a restriction through FHA that they can not overlap certain programs, neither Federal funds with another Federal program. And with this particular loan program that Mr. Carlson talked about if a first time home buyer attends all the classes and what not can they layer that program with this program in order to buy in that area.

Mr. Carlson said that they have a requirement that a person can not apply under any of their programs for rehab funds until they have lived in the home a minimum of 18 months, so they could not layer that. Right now under their mortgage program for first time home buyers the mortgage rate 4.25% and they also provide a down payment assistance forgivable loan for up to 2 ½ % of the mortgage amount. Also there is state money, which would have to be paid back if the house is ever sold, up to \$10,000 if a house that was foreclosed or vacant was purchased. So there are some huge incentives.

Commissioner Ward said there was a listing of targeted development projects along Central Corridor and there were three specific ones on University Avenue that were considered affordable housing and to what degree is it affordable. Affordable housing means different things to many different people so what is considered affordable for this Central Corridor project.

Mr. Carlson explained that two of the properties listed that actually the HRA purchased with funds received from the Metropolitan Council and Family Housing funds, which they borrowed the money and it has to be paid back. Under their agreement with Metropolitan Council 30% of the housing units to be built on the site have to be affordable at or below households of 60% of area median income.

Commissioner Ward also asked about the Old Home site, asking if the HRA has acquired that.

Mr. Carlson said no it is up for sale and a lot of non-profit organizations have expressed an interest. So something will happen there but it is going to be very costly.

Commissioner Spaulding said when talking about Central Corridor and other parts of the City, and trying to figure out how to create mixed use communities. How is that looked at and what can be done to make sure when thinking about Central Corridor and places like that where it is important to have a fairly good mix of commercial space on the first floor and residential above.

Mr. Carlson said a prime example of that happening is the Penfield Project, where there will be a Lunds grocery store on the first floor. Mixed use projects are a very difficult thing to do because the way lenders look at financing projects, they are very comfortable with the housing component but the retail is always a big unknown from a revenue producing stand point. It is also hard to do mixed use when using the city's tax exempt bond allocations. Under the federal law only less than 10% of the project can be commercial. And there will be all kinds of creative ideas coming up on how to achieve that, but from a planning perspective and a housing perspective this really needs to be emphasized this mixed use concept.

Mr. Pereira added that this Big Picture Project will start to address that a bit, looking at housing

finance, policy, and regulations.

VII. Comprehensive Planning Committee

Commissioner Merrigan had no report.

VIII. Neighborhood Planning Committee

Commissioner Wencil had no report.

IX. Transportation Committee

Commissioner Spaulding had no report.

X. Communications Committee

Commissioner Thao had no report.

XI. Task Force Reports

None

XII. Old Business

None

XIII. New Business

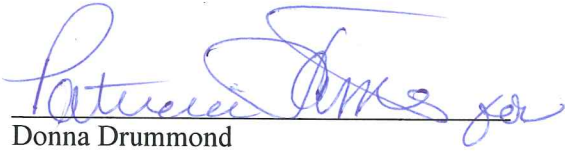
None

XIV. Adjournment

Meeting adjourned at 10:40 a.m.

Recorded by
Laura Eckert and Angela Simons
And prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Donna Drummond
Planning Director

Approved _____
(Date)

Anthony Fernandez
Secretary of the Planning Commission

PED\Butler\planning commission\minutes\July 8, 2011

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes July 22, 2011

A meeting of the Planning Commission of the City of Saint Paul was held Friday, July 22, 2011, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Perrus, Reveal, Thao, Wang, Wencil; and Messrs. Commers, Connolly, Fernandez, Gelgelu, Kramer, Nelson, Ochs, Oliver, Schertler, Spaulding, and Ward.

Commissioners Absent: Mmes. *Halverson, *Merrigan, *Porter, *Young, and Mr. *Wickiser.
*Excused

Also Present: Donna Drummond, Planning Director; Lucy Thompson, Penelope Simison, Jessica Rosenfeld, Christina Morrison, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes July 8, 2011.

Chair Commers announced that the minutes are not available at this time. However they will be ready for approval at the August 5, 2011 meeting.

II. Chair's Announcements

Chair Commers had no announcements.

III. Planning Director's Announcements

Donna Drummond announced that the Mayor sent out a budget update in response to the state's recently adopted budget. The City will receive a cut in local government aid (LGA) effective this year of \$12 million and \$3.5 million in the 2011 market value homestead credit, leaving \$15.5 million in total cuts for the current budget year. The cut in LGA for 2012 will be \$12 million. These are fairly significant reductions and cuts. There will be some work to do to figure out how to respond to that, given this is the mid-point of the City's 2011 budget year, which only leaves 6 months to respond to the \$15 million in cuts for 2011.

IV. PUBLIC HEARING: District 9 Residential Zoning Study – Item from the Neighborhood Planning Committee. (Jessica Rosenfeld, 651/266-6560)

Chair Commers announced that the Saint Paul Planning Commission was holding a public hearing on the District 9 Residential Zoning Study. Notice of the public hearing was published in the Legal Ledger on June 27, 2011, the Pioneer Press on July 1st, 8th, the 15th and mailed to property owners, the citywide Early Notification System list of recipients, and other interested

parties.

Jessica Rosenfeld, PED staff talked about the District 9 Residential Zoning Study, stating that the purpose of the District 9 Residential Study is to assess the impact of converting single family homes to duplexes and triplexes and to make zoning recommendations for the area as a whole. The current land use is primarily single-family homes with some duplexes, triplexes, and some small multi-family and some large multi-family housing. The current zoning is mostly RT2 and RM2. The goal of the proposed zoning is to reflect the current land use and neighborhood patterns and to minimize the creation of non conforming uses. The proposed zoning is mostly R4, with some smaller areas of RT1/RT2, T1/T2, and RM2/RM3. Under the proposed R4 zoning, 44 duplex and triplex properties would become nonconforming.

Chair Commers read the rules of procedure for the public hearing.

The following people spoke:

1. Ms. Naomi Austin and her husband are residents in the District 9 neighborhood and they both agree with the recommendations of the zoning study report. She thinks that it is important to limit the expansion of single-family house conversions to multi-family housing. They moved to the West 7th area 15 years ago and there was about 40% rental properties and it has gone up to about 70% rental. Ms. Austin said that when a neighborhood gets more rental properties it is difficult to get to know your neighbors because they are only there for a short time, and if a homeowner decides to sell their home they have to wonder how much to fix it up because it might be turned into another rental property. Some rental properties are fine, but what was happening is that people were buying more rental properties than they can maintain, which leads to neighborhood decline. Ms. Austin and her husband were attracted to the neighborhood because of its historic character, and that character should be protected.
2. Ms. Peg Brown said that she applauds the work that has been done on behalf of this and she supports the effort.
3. Ms. Becky Yust, Chair of District 9 Comprehensive Planning Committee, worked on the District 9 Area plan for about four years. When the plan was getting its final approval, Ms. Yust remembers meeting with Councilmember Thune, some members of the neighborhood and Fort Road Federation staff and they discussed the problem of vacant, investor-owned properties, and their concerns that their secure neighborhood was quickly changing. The zoning changes are necessary to make sure that their great neighborhood stays that way.
4. Mr. Tom Brock, a neighborhood resident also representing the Little Bohemia Neighborhood Association, spoke in favor of the zoning study. He understands the devastation that has been caused by years of irresponsible investors turning single-family homes into multi-unit rental properties. Their neighborhood group was formed to address the issue of vacant and foreclosed properties, which were mostly rental units. The City is working with the neighbors to invest a lot of money, time and effort with the NSP and the Invest St. Paul programs and stabilize the neighborhood. If this zoning study is not approved, he is concerned that that the area would still be ripe for irresponsible investors and property owners to come in and do the type of damage that they are still recovering

from. Mr. Brock submitted several letters of support from residents not able to attend today.

MOTION: Commissioner Wencl moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, July 25, 2011, and to refer the matter back to the Neighborhood Planning Committee for review and recommendation. Commissioner Reveal seconded the motion. The motion carried unanimously on a voice vote.

PUBLIC HEARING: District 9 Commercial Zoning Study – Item from the Neighborhood Planning Committee. (Lucy Thompson, 651/266-6578)

Chair Commers announced that the Saint Paul Planning Commission was holding a public hearing on the District 9 Commercial Zoning Study. Notice of the public hearing was published in the Legal Ledger on June 27, 2011, and mailed to property owners, the citywide Early Notification System list of recipients, and other interested parties.

Lucy Thompson, PED staff gave a brief presentation about the District 9 Commercial Zoning Study. Ms. Thompson said that this is part of a moratorium that will expire on October 27, 2011. Ms. Thompson showed the proposed zoning map; staff is recommending rezoning all of the B2 and B3 properties to T2. T2 is a perfect fit for a transit corridor like West 7th Street. It will provide for medium-density development with a wide range of residential and commercial uses. Immediately adjacent to the commercial properties are predominantly single-family and duplex residences, so there is a delicate transition that needs to happen between West 7th and the adjacent residential neighborhood. T2 is a zone that allows for a transition to the adjacent residential.

Commissioner Nelson asked what differences there are with regard to allowable uses, areas, heights, densities, etc. between the B3 and T2. It sounded like T2 might be slightly denser than a B3 zone.

Ms. Thompson responded that 100% housing is not permitted on a parcel in the B3 district; housing is permitted only in conjunction with commercial use. T2 allows a property to be devoted 100% to a residential use. The T districts also require compliance with a set of design standards that address how uses and buildings relate to the street, general building design, etc.

Commissioner Spaulding said that there has been an informal understanding on the part of the neighborhood that the United Hospital and Children's Hospital campus would not cross Grand/Ramsey Street. He wondered whether the City has adopted anything that formally prohibits expansion across Grand/Ramsey.

Ms. Thompson said that, to her knowledge, there is no formal agreement between the hospital and neighborhood regarding the boundaries of the United/Children's campus, but believes there has been an informal understanding. The *Seven Corners Gateway Plan*, adopted by the City Council as official land use and urban design policy for this area, but not as part of the Comprehensive Plan, talks about the campus staying north of 7th and growing by using vacant parcels or surface parking lots within its current boundaries.

Chair Commers read the rules of procedure for the public hearing.

The following people spoke:

1. Mr. David Rich, a resident of the neighborhood, said that, like many of his neighbors he is concerned about the area surrounding Smith and West 7th Street, and asked that it be zoned T2 with an overlay district. The area is already over-saturated with dangerous traffic, frequent crashes, too many surface parking lots, ramps and an enormous pedestrian-hostile dead zone. They want development that is consistent with the residential/mixed-use scale of the neighborhood (for example, storefronts with apartments above) creating a critical mass of human scale, “eyes on the street” uses that begin to restore the continuity of one of Saint Paul’s oldest neighborhoods. Instead of a costly relocation of the lonely brick house left at Smith and West 7th, that building could serve as a model for restoring a pedestrian-friendly human scale to the area. Two more old houses on Smith were just torn down; seemingly setting the stage for yet another expansion of parking or development that is already out of scale with the neighborhood. He hopes the Planning Commission will act in accordance with well- established neighborhood planning recommendations, and facilitate livable, sustainable, balanced and appropriate development for this important intersection of their community.
2. Ms. Paulette Myers-Rich, a resident of the District 9 neighborhood and also representing several of the neighbors who have also submitted letters to Ms. Lucy Thompson. Ms. Myers-Rich said that they are very dedicated to the Uppertown neighborhood and to the West 7th community’s stability and vitality. Proper rezoning for the two commercial areas is crucial for the renewal of Saint Paul’s oldest neighborhood. Because of its age, the neighborhood has suffered greatly from neglect, speculation and the construction of 35E in the 1980’s when a great deal of housing, neighbors and businesses were lost. The Little Bohemia part of Uppertown has been especially hard hit with a large number of foreclosures and vacant properties. It is part of the Invest St. Paul program. Ms. Myers-Rich’s part of Uppertown had five vacant properties in a one square block radius, but all of those have now been renovated, several by existing residents of West 7th, with one remaining house to be renovated by the Fort Road Federation.

It’s crucial to the success of their efforts that the commercial areas are zoned T2 with an overlay that is sensitive to the neighborhood adjoining these sites. The neighborhood wishes to see smaller-scale development that provides for sustainable and flexible use by offices, services, retail and housing. They also want the overlay to have design guidelines that relate to and value the historic assets on or adjoining these sites. They also need development that is less dependent on automobiles. The area is already quite congested with high accident rates. They have a vision for their community, and want to see this land put to the highest and best use for the neighborhood. They believe that T2 with an overlay district (such as the East Grand Avenue guidelines) at the very least, or T1 or some site specific zoning or overlay language would facilitate their vision for a more vibrant community.

3. Mr. Jack Appert, with Kraus Anderson Realty (KA), spoke in favor of retaining B3 zoning in the neighborhood. They submitted a letter in opposition (on Faegre & Benson letterhead). They want zoning to remain flexible for a potential future expansion of United/Children’s Hospital. There is no set plan or date for such an expansion, but they want to maintain flexibility. T2 zoning would require a conditional use permit, which in real estate is an invitation to delay or extension the process, which in turn incurs costs. The hospital promotes jobs, which bring residents who would help vitalize the rest of the

neighborhood.

Commissioner Nelson noted that, along Ramsey Street, there is B3 zoning on the left and right of the area being talked about. He asked whether Ramsey Street seems like an appropriate street to have residential uses at street level.

Mr. Appert explained that, currently, there is not a big apartment market, so apartments above retail are unlikely. There is too much heavily-subsidized housing already available, making it nearly impossible for a developer to compete in that market. They had explored that option, but were advised that the market is not there right now.

Commissioner Nelson questioned whether, with the amount of traffic and general character of Ramsey Street, housing on the ground floor (as permitted in T2) is appropriate, or whether it is more appropriate to have housing on upper levels with retail at street level. Mr. Appert stated that, down the road, there might be some retail on the first floor with housing above.

Commissioner Connolly asked if Mr. Appert had a gut feeling for the differential in density or profitability between B3 and T2.

Mr. Appert thinks that down the road as far as those parcels next to them there might be some retail on the bottom with some housing above it.

Mr. Appert said right now, the only interests they've had in their parcels along Ramsey are for medical uses or clinics, which are allowed under T2. However, they feel this would be underutilization of the site. The highest and best use would be for the hospital to move over there. Chances are they would not move beds, but perhaps administrative offices or an ambulatory clinic.

Commissioner Connolly asked what the site would be worth under T2 if it is worth \$1.00 today.

Mr. Appert said it is tough to guess, but possibly 50 cents. If an expansion of the hospital occurs, and it were 10 stories tall (which he doubts), it would be significant. If it would be a 4-5 story clinic, it probably would not be much of a difference. KA just wants to maintain flexibility to put its parcels to the highest and best use.

Commissioner Ward said the Zoning Code allows for a mixture of clinical, medical and any type of office as well as some type of housing. He noted that, in order to achieve the highest and best use, KA could put housing on top of the existing one-story building. He asked whether KA had considered adding stories to its office building.

Mr. Appert said that they did when they talked to the housing developers, but then determined that the residential market is not there yet. The existing building would be difficult to repurpose, so a major change in land use is more likely to entail full-scale redevelopment.

4. Mr. Tony Bonfe, one of the four owners of Bonfe's Auto Service, located on West 7th Street. They own six parcels of land within the study area boundaries and strongly object

to the proposed rezoning from B3 (General Business) to T2 (Traditional Neighborhood). Changing the zoning and putting restrictions on what can be built is unfair to current land owners, because it will greatly decrease the resale value of their property, and to neighbors, developers, shoppers and employees looking for goods, services, restaurants, housing, parking or health care. The West 7th Street business community has come a long way in the last ten years. What was once a dying avenue where everything was run down and business closings were a monthly occurrence, is now a thriving business district. Everything that has happened to this Saint Paul neighborhood is positive, and he sees no reason why continued growth should be restricted by a zoning change.

Commissioner Spaulding asked if there were specific restrictions that are of particularly concern to him.

Mr. Tony Bonfe explained that they own property on both sides of West 7th Street; Chances are that their property on the south side of the street will never change. They also own three parcels of land north of West 7th Street. There is a good chance that the hospital wants to move south of Ramsey Street, and they would not be opposed to that. They want the flexibility to sell their property on the north side of the street to whoever would want to develop it. There are no homes within that part of the study area, and he does not think it should be restricted.

5. Ms. Naomi Austin said that she has talked to neighbors about this, and they generally support the proposed zoning, as it would make the area more pedestrian-friendly area and respect the historic character of the neighborhood. Urban renewal has been slowly “picking off” the neighborhood, and they are afraid that even more is going to happen. Ms. Austin thinks that there is fear in the neighborhood of the expansion of the hospital. The neighbors would rather see mixed use in pedestrian-friendly areas, as that is a better transition to the neighborhood. The change in the zoning would make the neighborhood more marketable to future residents.
6. Ms. Becky Yust owns property in the area. In terms of “highest and best use,” it seems to her that B3 is very restrictive because it does not allow flexibility, while T2 does. T2 does not *require* housing; it *allows* housing, whereas B3 does not allow housing at all. The argument that housing would not be good on the first floor is moot, since that would not be required under T2. There are many housing developments in the city that have housing on the first floor in very hostile environments. Also, regarding the land around Kraus Anderson, some of the “highest and best use” they have put that land to is parking lots.

Commissioner Spaulding said that the western part of the land Kraus-Anderson owns between West 7th Street and Ramsey Street on Smith contained single family homes or duplexes as recently as ten years ago.

Ms. Yust confirmed that there was indeed housing there, many of the homes moved to that location when the High Bridge was realigned back in the late 80's or early 90's.

Commissioner Connolly said that he is trying to figure out whether it is better to incentivize the production of a housing unit at this site - however long it may take - or the creation of a job. He wondered if there is some idea of how many people who work at

the hospital actively shop in the neighborhood versus how many people who live in the neighborhood who actively shop in the neighborhood.

Ms. Yust said that they see the hospital employees walking through the neighborhood because they have parking down by Irvine Park. They stop at the coffee shop and eat at the restaurants in the neighborhood. One of the attractions for living in the neighborhood is that the hospital is a huge employer, as is the school district. Ms. Yust does not see any jobs in the vacant building at 414 West 7th or the Kraus Anderson building, which are currently zoned B3.

Mr. Tony Bonfe asked why the study area includes the area north of West 7th Street. Ms. Thompson responded that the boundaries were set by the City Council. She presumes that this area was included specifically to address concerns about the potential expansion of United/Children's across Grand/Ramsey.

7. Mr. James McClean, Saint Paul Chamber of Commerce, reported the results of a survey of 500 randomly-selected Saint Paul residents. One of the findings of the survey was that 37% strongly supported and 50% somewhat supported providing tax breaks for businesses that create jobs in Saint Paul, indicating that jobs are a huge concern for Saint Paul residents. He is concerned that changing the zoning would put more restrictions on some of the businesses that would otherwise bring jobs to the city.

Commissioner Reveal asked if staff could clarify what the differences are between B3 and T2.

Donna Drummond, Planning Director, explained that the difference between B3 and T2 is primarily that there are more design standards in T2. T2 allows more flexibility than B3 in terms of types of uses. Height limits are similar - 35 feet in T2 and 30 feet in B3 - with some provisions to go higher with a conditional use permit for T2. The primary difference in uses permitted is that T2 is more restrictive on auto-related uses. T2 has a minimum density requirement of a 0.3 floor area ratio, which B3 does not. T2 does not allow, for example, a surface parking lot in front of buildings, and it limits the amount of surface parking that can be adjacent to a street. One of the points made by one of the speakers is that you can have medical clinics and offices in T2, but a hospital use would require a conditional use permit.

8. Mr. Tom Bonfe is part owner of the six parcels for Bonfe Auto Service. He is in favor of leaving the zoning the way it is and having more development that brings more people into the area. He stated that he regularly observes neighborhood employees, including those from the hospital, patronizing local establishments and businesses.

MOTION: *Commissioner Wencl moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, July 25, 2011, and to refer the matter back to the Neighborhood Planning Committee for review and recommendation. Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.*

V. Zoning Committee

SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086)

Two items will come before the staff Site Plan Review Committee on Tuesday, July 19, 2011: Sirijundho Meditations Center of Minnesota located at 1318 Point Douglas Road, house move; Semple Outdoor Storage located 91 Ridder Circle.

Four items will come before the staff Site Plan Review Committee on Tuesday, July 26, 2011: Conway Rec Center Play Area and Pederson Pathway Replacement Project located at 2090 Conway Street; Half Price Books located at 2041 Ford Parkway, parking lot resurface; Como Zoo located at 1275 Midway Parkway, Gorilla exhibit enlargement; Nova Classical Academy located 1450 Mercer Way, new school.

NO BUSINESS

Commissioner Kramer announced the items on the agenda for the next Zoning Committee meeting on Thursday, July 28, 2011.

VI. Neighborhood Planning Committee

District 6 Small Area Plan 40-Acre Zoning Study – Recommendation to expand the study area boundaries. *(Penelope Simison, 651/266-6554)*

MOTION: *Commissioner Wencl moved the Neighborhood Planning Committee's recommendation to approve the resolution to expand the study area boundaries. The motion carried unanimously on a voice vote.*

Highland Village Special District Sign Plan – Recommendation to initiate a zoning study to amend the special sign district plan. *(Kate Reilly, 651/266-6618)*

MOTION: *Commissioner Wencl moved the Neighborhood Planning Committee's recommendation to approve the resolution initiating a zoning study to amend the special sign district plan. The motion carried unanimously on a voice vote.*

Commissioner Wencl announced the items on the agenda for the next Neighborhood Planning Committee on Wednesday, July 27, 2011.

VII. Transportation Committee

Parking Meter System Replacement Report – Recommend approval to proceed. *(Paul St. Martin, Public Works, 651/266-6118)*

Commissioner Wang said the committee reviewed the Parking Meter System Replacement Report. She noted that staff tested new credit card meters downtown and participated with Minneapolis in a study of other meter formats. The replacement proposals include installation of new meter types in different locations, hourly price increases, time limit increases, and improved signage. The Transportation Committee recommended approval to proceed and encouraged exploration of policy issues related to better balancing the on and off street parking system.

Commissioner Kramer asked if the new replacement meters will show leftover time.

Christina Morrison, PED staff said that the group looked at three types of meters. The first meter, called POM, is a "dumb meter" similar to what is out there today. They are called this because they do not take credit cards and don't provide data. The second type is a single-space "smart meter" called IPS. These were out over the winter for testing purposes, and they do take credit cards. The third type, the CALE meter, is a multi-space meter with a pay station on each block. This type of meter has data features and can be monitored and altered from the web or by smart phone. On the single-space dumb meters, it is possible to see if there is leftover time. The single-space smart meters were not recommended to move forward due to some difficulties with reliability, communication to the meters, and higher transaction fees. The multi-space meters do not show time remaining on the meter. A new customer would not be able to see any remaining time, and would pay as they normally would.

Commissioner Perrus asked what revenues might be generated by doubling up on fees.

Ms. Morrison said that 5% additional revenue is estimated to be captured by users paying for space that has time remaining. There is also a 5% increase of revenues expected due to the availability of credit cards, which add convenience for the user.

Chair Commers noted that in Minneapolis specific spaces are designated even though collection is centralized in a multi-space meter. He asked if the City will still retain specific spaces, or if the block will be flexible to accommodating more cars where possible.

Ms. Morrison noted that like Minneapolis, the spaces would be designated, limiting flexibility. A number would be signed and associated with each space, which corresponds to the meter payment.

Commissioner Nelson explained that one advantage of having a multi-space station was to maximize the number of parking spaces available. For example, he noted, 10 smart cars would take up less space and create more parking. He asked why staff did not pursue more flexibility to maximize parking and revenue.

Ms. Morrison responded that report only covered multi-space pay stations associated with specific designated spaces. She did not have further background on this baseline assumption.

Commissioner Wenzl commented that people who are short have a difficult time seeing the screen on the meter in the sun.

Commissioner Kramer asked how frequent the multi-space meters would be spaced, and if there would be impacts on handicap parking.

Ms. Morrison said that the CALE multi space meter are installed on each block, and that they are about the size of an ATM. They are typically installed in the middle of the block. She noted that if one pay station is not operational, a pay station on another block can be used. Morrison said that issues related to handicap parking were not addressed in the summary report.

Commissioner Ochs asked if the priority of the system is to generate revenue or to provide equal access for people who want to park downtown.

Ms. Morrison said that the parking meter work group was initiated by a letter from a number of downtown groups, including the Saint Paul Area Chamber, the Convention & Visitor Bureau, CapitolRiver Council, and BOMA. They requested improvements to the existing system to make it easier to come downtown and park.

Commissioner Connolly referred to Commissioner Kramer's question regarding handicap parking, and said that the people with a handicap permit can park free of charge at meters.

Commissioner Kramer clarified that he was also concerned about the proximity of the pay station to the meters.

MOTION: *Commissioner Wang moved the Transportation Committee's recommendation to approve the resolution. The motion carried unanimously on a voice vote.*

Projects for MnDOT Cooperative Agreement Program – Recommend approval to apply for FY 2013 projects. (*Paul St. Martin, Public Works, 651/266-6118*)

Commissioner Wang said that the committee reviewed proposed projects for MnDOT Cooperative Agreement Program: two traffic signal reconstruction projects and one traffic flow improvement project for which the city seeks MnDOT funds. The Transportation Committee recommended approval of the project being applied for under the fiscal year 2013.

Commissioner Reveal asked if these funds are likely to be affected by the state budget decision.

Commissioner Kramer said that it is likely the funds are from municipal state aid gas tax money as opposed to state funds.

MOTION: *Commissioner Wang moved the Transportation Committee's recommendation to approve the resolution to apply for FY 2013 projects. The motion carried unanimously on a voice vote.*

Red Rock Station Area Plan – Recommendation to release for public review and schedule a public hearing for September 2, 2011. (*Christina Morrison, 651/266-6546*)

Commissioner Wang said the committee reviewed the Red Rock Station Area Plan for a proposed future commuter rail station area. It includes a parking facility and a pedestrian bridge over Highway 61 to the rail platform. The Transportation Committee approved releasing the plan for a public hearing on September 2, 2011.

Commissioner Wencil noted that she was surprised to see a pedestrian bridge over Highway 61, stating that there was discussion about a tunnel instead.

Ms. Morrison stated that there was discussion about both a tunnel under Highway 61 and an bridge over Highway 61. There were concerns about preserving viewsheds, especially towards downtown along the 61 corridor. Ultimately, there was consensus that any safety issues with a tunnel it would be a bigger impact than the overhead bridge and that there were some potential cost savings, too. She noted the vertical circulation for the bridge would double as the vertical circulation in the parking ramp, and stated that the overhead bridge will be enclosed.

Commissioner Wencil said that there is already a tunnel underneath Highway 61 at Battle Creek Park.

Commissioner Ward recalled that one reason they chose the bridge was because of the location of existing utilities on the opposite side of Highway 61, and that going under the highway would be extremely cost prohibitive.

MOTION: *Commissioner Wang moved the Transportation Committee's recommendation to release the draft for public review and set a public hearing for September 2, 2011. The motion carried unanimously on a voice vote.*

Commissioner Spaulding announced the items on the agenda for the next Transportation Committee meeting on Monday, July 25, 2011.

VIII. Comprehensive Planning Committee

No report.

IX. Communications Committee

No report.

X. Task Force Reports

No task force reports.

Commissioner Fernandez asked about the City Council appeal regarding the approval of a front yard fence at Hope Presbyterian Church. It seems that it should have gone through the Planning Commission. Can the Planning Director address this?

Donna Drummond, Planning Director said the appeal is about the House of Hope Church on Summit Avenue, where they built a new garden and fence around it in the front yard of the church. That actually is under the purview of the Heritage Preservation Commission (HPC). For most of the building permits issued under the Heritage Preservation Ordinance, a staff level review is conducted because the staff makes a determination if it is consistent with the Historic District guidelines and signs off on the building permits before they are issued by the Department of Safety and Inspections. For cases where it is not clear whether or not the building permit is consistent with the guidelines or is not consistent then it goes to the HPC and they have a public hearing and they make a decision. In this case there was a staff level review, there was not an appeal immediately, but then there was an appeal filed after the fact and the City Attorney's Office advised that it was a valid appeal. This type of appeal goes directly to the City Council and does not go to the HPC, which is something that the HPC is looking at changing in the current work underway to update the Heritage Preservation Ordinance. So this case is overseen by HPC rather than the Planning Commission.

Commissioner Fernandez asked if a person has 14 days to file an appeal then why in this case was the appeal filed after three months or more?

Ms. Drummond said that she is not involved with the determination that the City Attorney's Office made, but she believes it was related to the awareness of the affected property owners or adjacent property owners about the permit and that whether or not the appeal was filed in a timely manner once they became aware of the approval of this permit.

Commissioner Nelson said since there was no public hearing and no public notice that any kind of hearing would occur, how would an individual know that a permit had been issued when a permit is actually good for one year and a person does not even have to start work on their project for an entire year after they get the building permit. So the idea of a 14-day appeal period on anything like that does not make sense at all, considering there was no notice for a person to respond to.

Ms. Drummond said yes that was the exact issue. The Heritage Preservation Ordinance is in need of revamping and it is something the HPC is working on currently, and so some of these issues are going to be talked about as part of that.

XI. Old Business

None.

XII. New Business

None.

XIII. Adjournment

Meeting adjourned at 10:20 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Donna Drummond
Planning Director

Approved _____
(Date)

Anthony Fernandez
Secretary of the Planning Commission



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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SITE PLAN REVIEW COMMITTEE
TUESDAY August 2, 2011
2nd Floor Conference Room
375 Jackson Street, Suite 218

Time Project Name and Location

9:30 Cossettas addition
211 W 7th Street
Enlarge existing restaurant and store

10:00 Cossettas parking lot
212 Smith Avenue
Pave parking lot (pave area that is currently gravel and mill/overlay
area that is currently asphalt)

To Applicants:

You should plan to attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff.

The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

Parking

Parking is available at on-street meters. Some off-street parking spaces are available in our visitor parking lot off of 6th Street at Jackson.

To see a map of additional nearby parking ramps go to
<http://www.ci.stpaul.mn.us/depts/dsi/liep/info/location.html>

If you have any questions, please call Mary Montgomery at 651-266-9088 or
mary.montgomery@ci.stpaul.mn.us.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

DATE: July 29, 2011
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of July 28, 2011 Zoning Committee Hearing

OLD BUSINESS

- | | | <u>Staff</u> | <u>Recommendation</u>
<u>Committee</u> |
|----|---|--------------|---|
| 1. | City House (11-148-456)
Re-establishment of nonconforming use as a reception hall in the FW Floodway District | Approval | Approval
(4 – 0) |
| | Address: 258 Mill St
South side of intersection of Walnut and Mill | | |
| | District Comment: District 9 made no recommendation | | |
| | Support: 1 person spoke, 1 letter | | |
| | Opposition: 4 people spoke, 11 letters | | |
| | Hearing: Hearing is closed | | |
| | Motion: Approval | | |
| 2. | City House (11-148-409)
Conditional use permit for a reception hall | Approval | Approval with
conditions
(4 – 0) |
| | Address: 258 Mill St
South side of intersection of Walnut and Mill | | |
| | District Comment: District 9 made no recommendation | | |
| | Support: 1 person spoke, 1 letter | | |
| | Opposition: 4 people spoke, 11 letters | | |
| | Hearing: Hearing is closed | | |
| | Motion: Approval with conditions | | |

NEW BUSINESS**3.****HRA (599 Reaney) (11-250-540)**

Re-Establishment of nonconforming use as a duplex

Address: 599 Reaney Ave
between Payne and Edgerton

District Comment: District 5 recommended approval

Support: 0 people spoke, 1 letter

Opposition: 0 people spoke, 0 letters

Hearing: Hearing is closed

Motion: Approval with conditions

	<u>Recommendation</u>
<u>Staff</u>	<u>Committee</u>

Approval with
conditionsApproval with
conditions
(4 - 0)**4.****HRA (765 Edgerton) (11-250-154)**

Re-Establishment of nonconforming use as a triplex

Address: 765 Edgerton St
between Bush and Reaney

District Comment: District 5 recommended approval

Support: 0 people spoke, 2 letters

Opposition: 0 people spoke, 0 letters

Hearing: Hearing is closed

Motion: Approval with conditions

	<u>Recommendation</u>
<u>Staff</u>	<u>Committee</u>

Approval with
conditionsApproval with
conditions
(4 - 0)**5.****Dram Investments LLP (11-250-250)**

Re-Establishment of nonconforming use as a car wash

Address: 1340 7th St W
between Mercer and Victoria

District Comment: District 9 had not responded

Support: 0 people spoke, 2 letters

Opposition: 0 people spoke, 0 letters

Hearing: Hearing is open

Motion: Lay over to August 11, 2011

	<u>Recommendation</u>
<u>Staff</u>	<u>Committee</u>

Approval with
conditionsLaid over
(3 - 0)

6. **Ray DeVine (11-249-230)**
 Conditional use permit for outdoor sales, limited to the same dates
 as the Minnesota State Fair

<u>Staff</u>	<u>Recommendation</u>	
	<u>Committee</u>	
Approval with conditions	Approval with conditions (3 - 0)	

Address: 1565 Como Ave
 NE corner of Como at Snelling

District Comment: District 10 made no recommendation

Support: 0 people spoke, 0 letters

Opposition: 0 people spoke, 0 letters

Hearing: Hearing is closed

Motion: Approval with conditions

The resolutions for the files listed below will be forwarded to you next week.

ZF #11-148-456

City House - Re-establishment of nonconforming use as a reception hall in the FW Floodway District

ZF#11-148-409

City House – Conditional use permit for a reception hall

city of saint paul
planning commission resolution
file number _____
date _____

WHEREAS, The Saint Paul Housing and Redevelopment Authority, File # 11-250-540, has applied for a Re-Establishment of Nonconforming Use as a duplex under the provisions of §62.109(e) of the Saint Paul Legislative Code, on property located at 599 Reaney Ave, Parcel Identification Number (PIN) 292922430084, legally described as Borup And Paynes Add To St P Lots 18 And Lot 19 Blk 2; and

WHEREAS, the Zoning Committee of the Planning Commission, on July 28, 2011, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The property was placed on the Vacant Building list in March of 2009 as a Category 2. Because the building has been vacant for more than 365 days, the applicant is required to re-establish the nonconforming duplex use.
2. The HRA Board authorized staff to purchase property to rehabilitate the structure for either home ownership or rental. The HRA purchased the property through the Neighborhood Stabilization Program (NSP) in November of 2009. There are currently two units in the structure, and the applicant has provided floor plans showing that the property is configured as such. The rehabilitation will be done by Clinton Company Builders in cooperation with the HRA, and the property will be rented and managed by BB Housing Associates.
3. Section 62.109(e) states: *When a nonconforming use of a structure, or structure and land in combination, is discontinued or ceases to exist for a continuous period of three hundred sixty-five (365) days, the planning commission may permit the reestablishment of a nonconforming use if the commission makes the following findings:*
 - (1) *The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose.* This finding is met. According to city records the property has been registered in the past as a two unit structure and information provided by the applicant shows that it is currently configured as a duplex. The continued use as a duplex is a reasonable use of this property.
 - (2) *The proposed use is equally appropriate or more appropriate to the district than the previous nonconforming use.* This finding is met. The proposed use as a duplex is equally appropriate to the previous use as a duplex.
 - (3) *The proposed use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met. The proposed use as a duplex will not be detrimental to the existing character of

moved by _____
seconded by _____
in favor _____
against _____

development in the immediate neighborhood. Re-establishing the nonconforming use will put a structure back into service that has been vacant for the past two years. The proposed use as a duplex fits in with the surrounding neighborhood and adjacent one and two family structures.

- (4) *The proposed use is consistent with the comprehensive plan.* This finding is met. The Housing Chapter of the Comprehensive Plan supports an increase in housing choice (strategy H1.1) across the city to support economically diverse neighborhoods. In addition, The Railroad Island Plan (2007) encourages "better maintenance of the existing housing stock through enforcement and incentive programs" (p.3).
 - (5) *A notarized petition of two-thirds of the property owners within one hundred (100) feet of the property has been submitted stating their support for the use.* This finding is met. The petition was found sufficient on July 14, 2011: 22 parcels eligible; 15 parcels required; 15 parcels signed.
4. The Planning Commission has established guidelines for applications for nonconforming use permits for duplexes. While not themselves requirements, these guidelines lay out additional more objective factors the Planning Commission wishes to consider in determining if the required findings for granting nonconforming use permits listed in §62.109 of the Zoning Code can be made. The Planning Commission's Duplex Conversion Guidelines state that for applications for nonconforming use permits for duplexes in residential districts, staff will recommend denial unless the following guidelines are met:
- A. *Lot size of at least 5000 square feet with a lot width or front footage of 40 feet.* This finding is met. The lot size is 12,150 sq. ft. and the lot frontage on Reaney is 90 feet.
 - B. *Gross living area, after completion of duplex conversion, of at least 1,500 square feet. Neither unit shall be smaller than 500 square feet.* This condition is met. The gross living area is approximately 2,100 sq. ft. and each unit is larger than 500 sq. ft.
 - C. *Three off-street parking spaces (non-stacked) are preferred; two spaces are the required minimum.* This condition is met. There is currently a driveway along the east side of the home. The applicant plans to construct a parking pad, with a minimum of three spaces, which will be located behind the structure.
 - D. *All remodeling work for the duplex is on the inside of the structure unless the plans for exterior changes are approved by the Board of Zoning Appeals as part of the variance. (The Planning Commission will approve these changes for the cases they handle.)* This condition is met. The structure can accommodate a duplex without any exterior remodeling. However, the existing front and back porches will be opened up to improve the overall aesthetic of the structure. In addition, the stair on the back of the structure will be removed.
 - E. *For the purpose of protecting the welfare and safety of the occupants of any structure that has been converted into a duplex without the necessary permits, a code compliance inspection shall be conducted and the necessary permits obtained to bring the entire structure into conformance with building and fire code standards; or the property owner must, as a condition of the approval, make the necessary improvements to obtain the necessary permits and bring the entire structure into building and fire code compliance within the time specified in the resolution.* This condition is met. The applicant will work with the Department of Safety and Inspections to obtain the necessary code compliance documentation and permits.

The application for the permit shall include the petition, a site plan meeting the requirements of section 61.401, floor plans, and other information as required to substantiate the permit. This finding is met. The applicant has submitted sufficient documentation to substantiate the permit.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of The Saint Paul Housing and Redevelopment Authority for a Re-Establishment of Nonconforming Use as a duplex at 599 Reaney Ave is hereby approved subject to the condition that the applicant adhere to all applicable code requirements and receives a certificate of occupancy for a two-unit building.

city of saint paul
planning commission resolution
file number _____
date _____

WHEREAS, The Saint Paul Housing and Redevelopment Authority, File # 11-250-154, has applied for a Re-Establishment of Nonconforming Use as a triplex under the provisions of §62.109(e) of the Saint Paul Legislative Code, on property located at 765 Edgerton St, Parcel Identification Number (PIN) 292922340103, legally described as Stinsons Addition Lot 8 Blk 16; and

WHEREAS, the Zoning Committee of the Planning Commission, on July 28, 2011, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The property was placed on the Vacant Building list in May of 2007 as a Category 3. Because the building has been vacant for more than 365 days, the applicant is required to re-establish the nonconforming use.
2. The HRA Board authorized staff to purchase property to rehabilitate the structure for either home ownership or rental. The HRA purchased the property through the Neighborhood Stabilization Program in June of 2009. There are currently five units in the structure; the applicant is proposing to reduce the number of units to three and rent them out. The rehabilitation will be done by Clinton Company Builders in cooperation with the HRA, and the property will be managed by BB Housing Associates.
3. Section 62.109(e) states: *When a nonconforming use of a structure, or structure and land in combination, is discontinued or ceases to exist for a continuous period of three hundred sixty-five (365) days, the planning commission may permit the reestablishment of a nonconforming use if the commission makes the following findings:*
 - (1) *The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose.* This finding is met. According to city records the property has been registered in the past as a five-unit structure and information provided by the applicant shows that it is currently configured as such. The structure was originally built as a two-unit dwelling and it is unclear when the remaining units were added. The proposed triplex is a reasonable use of this structure.
 - (2) *The proposed use is equally appropriate or more appropriate to the district than the previous nonconforming use.* This finding is met. A multifamily dwelling is first permitted in the RM1 district and a three-family dwelling is first permitted in the RT2 district, which is more restrictive. Therefore the proposed use as a triplex is more conforming than the previous use as a five-unit building.

moved by _____
seconded by _____
in favor _____
against _____

- (3) *The proposed use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met. The proposed use as a triplex will not be detrimental to the existing character of development in the immediate neighborhood. Re-establishing the nonconforming use will put a structure back into service that has been vacant for the past four years. The proposed use as a triplex fits in with the surrounding neighborhood and adjacent two and three family structures.
 - (4) *The proposed use is consistent with the comprehensive plan.* This finding is met. The Housing Chapter of the Comprehensive Plan supports an increase in housing choice (strategy H1.1) across the city to support economically diverse neighborhoods. In addition, The Railroad Island Plan (2007) encourages "better maintenance of the existing housing stock through enforcement and incentive programs" (p.3).
 - (5) *A notarized petition of two-thirds of the property owners within one hundred (100) feet of the property has been submitted stating their support for the use.* This finding is met. The petition was found sufficient on July 12, 2011: 12 parcels eligible; 8 parcels required; 9 parcels signed.
4. The Planning Commission has established guidelines for applications for nonconforming use permits for triplexes. While not themselves requirements, these guidelines lay out additional more objective factors the Planning Commission wishes to consider in determining if the required findings for granting nonconforming use permits listed in §62.109 of the Zoning Code can be made. The Planning Commission's Triplex Conversion Guidelines state that for applications for nonconforming use permits for triplexes in residential districts, staff will recommend denial unless the following guidelines are met:
- A. *Lot size of at least 6000 square feet with a lot width or front footage of 50 feet.* This finding can be met. The lot size is 4,880 sq. ft., including one half of the alley increases the lot size to 5,280 sq. ft. The lot frontage on Edgerton is 40 feet. The structure also encroaches on the lot to the south. The HRA is working with the neighboring property owner to acquire by easement or purchase approximately one half of the lot to the south, which would result in an additional 2,440 sq. ft. Once the negotiations are finalized, including one half the alley, the total lot area will be approximately 7,920 sq. ft. At one point in time both properties were owned by the same party so little attention was paid to lot lines when the structures were built. In addition, the sale to the most recent owner was a cash transaction, which is why the easement issue was not addressed.
 - B. *Gross living area, after completion of triplex conversion, of at least 2,100 square feet. No unit shall be smaller than 500 square feet.* This condition is met. The gross living area of all three units is 3,342 square feet. All three units are more than 500 square feet.
 - C. *Four off-street parking spaces (non-stacked) are preferred; three spaces are the required minimum.* This condition is met. There is a gravel parking area for six vehicles off the alley, which will be paved.
 - D. *All remodeling work for the triplex is on the inside of the structure unless the plans for exterior changes are approved by the Board of Zoning Appeals as part of the variance. (The Planning Commission will approve these changes for the cases they handle.)* This condition is met. The structure can accommodate a triplex without any exterior remodeling. However, the existing block shed will be reduced in size and remodeled to provide an enhanced entrance. There is currently an existing entrance to the lower level unit and back stair with access to the first and second floor units on the south side of the building.
 - E. *For the purpose of protecting the welfare and safety of the occupants of any structure that has been converted into a triplex without the necessary permits, a code compliance inspection shall be conducted and the necessary permits obtained to bring the entire structure into conformance with building and fire code standards; or the property owner must, as a condition of the approval, make the necessary improvements to obtain the necessary permits and bring the entire structure into building and fire code compliance within the time specified in the resolution.* This condition is

met. The applicant will work with the Department of Safety and Inspections to obtain the necessary code compliance documentation and permits.

The application for the permit shall include the petition, a site plan meeting the requirements of section 61.401, floor plans, and other information as required to substantiate the permit. This finding is met. The applicant has submitted sufficient documentation to substantiate the permit.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of The Saint Paul Housing and Redevelopment Authority for a Re-Establishment of nonconforming use as a triplex at 765 Edgerton St is hereby approved subject to the following conditions:

1. The applicant shall obtain a portion of the lot to the south through easement or purchase prior to building permits being issued for that portion of the structure that encroaches on the lot to the south. At minimum the land acquired through easement or purchase shall be 720 sq. ft. in area and substantial enough to accommodate the proposed use without the need to vary district dimensional standards.
2. A certificate of occupancy shall not be issued until the applicant or property owner has obtained a portion of the adjoining property, by easement or purchase.
3. The applicant shall adhere to all applicable code requirements and receive a certificate of occupancy for a three-unit building.
4. The parking lot shall be paved using standards that meet the city ordinance.

city of saint paul
planning commission resolution
file number
date

WHEREAS, Ray DeVine, File # 11-249-230, has applied for a conditional use permit for outdoor sales, limited to the same dates as the Minnesota State Fair each year, under the provisions of § 65.525 and § 61.501 of the Saint Paul Legislative Code, on property located at 1565 Como Ave, Parcel Identification Number (PIN) 222923330141, legally described as Lake Park Addition Vac Alley Accruing & Fol, S 120 Ft Of Lot 9 Blk 7; and

WHEREAS, the Zoning Committee of the Planning Commission, on July 28, 2011, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. DeVine Management LLC, the current owner of the building and property located at 1565 Como Avenue on the corner of Como and Snelling, is requesting a conditional use permit that would allow a properly licensed food vendor to conduct business on a portion of their property. That permit would be restricted to the 12 days each year that the State Fair runs. The area where the vendor is to be located is to the west of the building on a paved parking area that is 21 ft x 72 ft.
2. §65.525 lists one standard and condition for outdoor commercial uses not otherwise allowed in the district: *The use shall not conflict with off-street parking, off-street loading and the system of pedestrian flow.* This condition is met. The area where the vendor will be located is in the location where the business parks its commercial vehicles during the day. Those vehicles go home with employees at the end of the day and will be with employees during the state fair period. Those vehicles that do not go home with an employee will be parked in a nearby garage. The applicant states that the corner of Como and Snelling is very busy during the state fair and that the vendor does not generate more than the typical state fair-levels of traffic. Off-street parking, off-street loading and pedestrian flow will not be affected.
3. §61.501 lists five standards that all conditional uses must satisfy:
 - (1) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The Land Use Plan of the city's Comprehensive Plan identifies Como and Snelling as a mixed use corridor and the proposed use is consistent with that. This use is also consistent with the State Fair Vending Overlay district approved by the City Council for residential areas north of the site.
 - (2) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. Adequate ingress and egress to the vendor will be provided as it is

moved by _____
seconded by _____
in favor _____
against _____

a pedestrian only access. Adequate ingress and egress to Como and Snelling will not be affected due to their distance from the vendor location.

- (3) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The neighborhood commonly has vendors during the state fair period; this vendor is located in a B3 zoning district, and is not detrimental to the existing character of development in the neighborhood, nor will it endanger the public health, safety and general welfare of the population.
- (4) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The use is temporary in nature and will not interfere with other development and improvement of the surrounding property.
- (5) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The use will be in a B3 district, where outdoor uses are permitted. The vendor will be a licensed food vendor and will conform to the applicable regulations of the district in which it is located.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Ray DeVine for a conditional use permit for outdoor sales limited to the same dates each year as the Minnesota State Fair, at 1565 Como Ave, is hereby approved subject to the condition that the food vendor obtain all licenses that are required for operation.

**AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, July 28, 2011 3:30 P.M.
City Council Chambers, Room #300
Third Floor City Hall - Saint Paul, Minnesota**

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF JUNE 30, 2011, ZONING COMMITTEE MINUTES

SITE PLAN REVIEW – List of current applications (Tom Beach, 651-266-9086)

OLD BUSINESS

- 1 11-148-456 City House**
Re-establishment of nonconforming use as a reception hall in the FW Floodway District
258 Mill St, south side of intersection of Walnut and Mill Street
T3M
Josh Williams 651-266-6659
- 2 11-148-409 City House**
Conditional use permit for a reception hall
258 Mill St, south side of intersection of Walnut and Mill Street
T3M
Josh Williams 651-266-6659

NEW BUSINESS

- 3 11-250-540 HRA (599 Reaney)**
Re-establishment of nonconforming use as a duplex
599 Reaney Ave, between Payne and Edgerton
R4
Sarah Zorn 651-266-6570
- 4 11-250-154 HRA (765 Edgerton)**
Re-establishment of nonconforming use as a triplex
765 Edgerton St, between Bush and Reaney
RT1
Sarah Zorn 651-266-6570
- 5 11-250-250 Dram Investments LLP**
Re-establishment of nonconforming use as a car wash
1340 7th St W, between Mercer and Victoria
TN2
Ryan Kelley 651-266-6562

6 11-249-230 Ray Devine

Conditional use permit for outdoor sales, limited to the same dates as the Minnesota State Fair

1565 Como Ave, NE corner of Como at Snelling

B3

Kate Reilly 651-266-6618

ADJOURNMENT

ZONING COMMITTEE MEMBERS: Call Patricia James at 266-6639 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6565
Facsimile: 651-228-3261*

To: Planning Commission
From: Neighborhood Planning Committee
Date: July 27, 2011
Re: **Smith Avenue Revitalization Plan**

Background

On April 11th the West Side Citizens' Organization (WSCO) approved the draft version of the Smith Avenue Revitalization Plan and recommended it to the Planning Commission.

This plan was created through a Task Force process between February 2010 and December 2010. The Task Force was a joint committee with representation from both Saint Paul and West Saint Paul and represented business owners and residents alike. West Saint Paul Planner Ben Boike also worked on this plan and the West Saint Paul Planning Commission, City Council and Housing and Redevelopment Authority all approved the plan and forwarded it to the Metropolitan Council and adjacent communities for their review.

Four public meetings were held regarding the plan and its related branding guide. Task Force meetings were held once or twice per month depending upon how much ground needed to be covered that month. Planning staff coordinated with other city staff in preparing this plan.

Public Hearing Testimony

A public hearing on the plan was held on June 24, 2011. At that time Task Force Co-Chair Darlene Lewis from the West Saint Paul City Council spoke about the collaborative nature of the plan, thanked staff for working on it, and praised the process. No others spoke for or against the proposed plan.

Recommendation

The Neighborhood Planning Committee recommends that the Planning Commission recommend the plan to the Mayor and City Council for adoption as an addendum to the Saint Paul Comprehensive Plan.

city of saint paul
planning commission resolution
file number _____
date _____

**RESOLUTION RECOMMENDING ADOPTION OF THE SMITH AVENUE REVITALIZATION
PLAN AS AN ADDENDUM TO THE SAINT PAUL COMPREHENSIVE PLAN**

WHEREAS on February 5, 2009 the Planning Commission, received a request by the West Side Citizens' Organization (WSCO), Riverview Economic Development Association (REDA), and Neighborhood Development Alliance (NeDA) to update the 1984 Smith Avenue Task Force Plan; and

WHEREAS, the *Smith Avenue Revitalization Plan* was prepared by the PED Staff with the collaboration of a Planning Commission-appointed Task Force along with the WSCO, REDA, and NeDA, and was adopted by WSCO in April 2011; and

WHEREAS, the plan was a collaboration between the cities of Saint Paul and West Saint Paul with representation from both cities on the Task Force; and

WHEREAS, the City of West Saint Paul adopted the plan on May 23, 2011 and submitted it to the Metropolitan Council for their review; and

WHEREAS, the plan details a community vision and investment agenda for the Smith Avenue Corridor from the High Bridge to Dodd Road between Ottawa and Manomin, addressing issues related to community character, commercial vitality, land use, transportation, parks and recreation, housing and historic preservation; and

WHEREAS, the Planning Commission is authorized under Minnesota Statutes Section 462.355(2) and Chapter 107 of the Saint Paul Administrative Code to recommend to the Mayor and City Council amendments to the comprehensive plan; and

moved by _____
seconded by _____
in favor _____
against _____

WHEREAS the *Land Use Plan* adopted by the City Council on February 24, 2010 provides for the adoption of summaries of area plans as addenda to *The Saint Paul Comprehensive Plan* upon findings by the Planning Commission that the plans are consistent with adopted City policies; and

WHEREAS the Planning Commission on June 24, 2011, held a public hearing on the *Smith Avenue Revitalization Plan*, the notice of which was published in the Saint Paul Legal Ledger on May 23; and

WHEREAS testimony received at the public hearing was supportive of the plan;

WHEREAS, the Planning Commission referred the Smith Avenue Revitalization Plan to the Neighborhood Planning Committee for consideration, review of the public hearing testimony, and recommendation; and

WHEREAS, the Neighborhood Planning Committee, on July 27, 2011 forwarded its recommendations to the Planning Commission; and

NOW, THEREFORE, BE IT RESOLVED, under the provisions of Minnesota Statutes § 462.355 and Minnesota Statutes § 462.357, that the Planning Commission hereby recommends adoption of the *Smith Avenue Revitalization Plan*, and

BE IT FURTHER RESOLVED, that the Planning Commission directs the Planning Administrator to forward the Smith Avenue Revitalization Plan along with this resolution, to the Mayor and City Council for their review and adoption.











The DRAFT Smith Avenue Revitalization Plan

Recommended by the Saint Paul Planning Commission on _____

Adopted by the City Council _____

Contents

Study Area	1
Purpose	2
Overall Vision	2
Objectives and Strategies:	
 Community Character.....	3
 Commercial Vitality.....	4
 Land Use	5
 Transportation	6
 Parks and Recreation	7
 Housing	8
 Historic Preservation	9
 Implementation.....	10
Appendices:	
A: Current Zoning	14
B: Land Use.....	15
D: Basic Census Information.....	16
E: Branding and Corridor Identity Implementation Plan.....	17

Credits

Area Plan Task Force Members

Kent Aldrich
Jennifer Billig
Nancy Breymeier
Rick Casper
Tim Faricy
Heidi Gesell
William Hanson
Ed Hauck
Steve Komula
Glen Lucken
Linda Olsen
Ken Paulman
Nick Balcom Raleigh
Linda Ruggles
Pat Stevens
Mark Tessmer
Karen Zumach

St. Paul Planning Commission

Representative

Kristina Smitten (2/2009 to 8/2010)
Barbara Wencil (8/2010 to 2/2011)

West St. Paul City Council Representative

Darlene Lewis

Cover illustration

View to the Capitol/Steve Komula

Key City and Community Staff

Tia Anderson, Saint Paul Planning and
Economic Development Department (PED)
Ben Boike, City of West Saint Paul
Monica Bryand, West Side Citizens
Organization (WSCO)
Elena Gaarder, WSCO
Jim Hartshorn, City of West Saint Paul
Gail Merriam, Neighborhood Development
Alliance (NeDA)
Karen Reid, NeDA
Kate Reilly, Saint Paul PED
Chris Romano, Riverview Economic Devel-
opment Association (REDA)
Ron Stevens, WSCO
Jenny Ticcioni, REDA

Acknowledgements

This plan made possible by the following
funders: City of Saint Paul; City of West
Saint Paul Economic Development Author-
ity; Dakota County Economic Development
Authority.

Assistance from the following University of
Minnesota organizations was greatly ap-
preciated: Carlson School of Management,
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Humphrey School of Public Affairs, and the
Metropolitan Design Center.

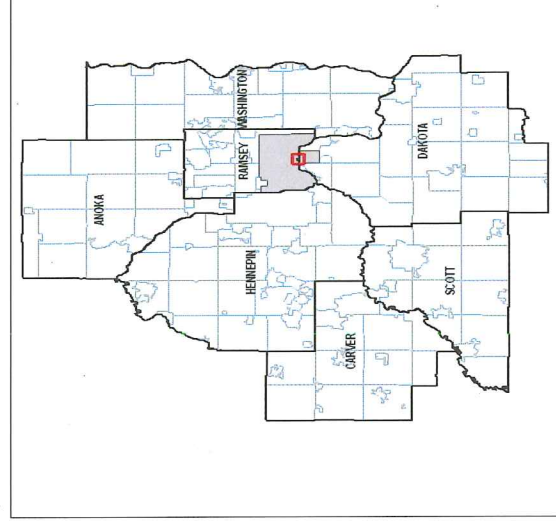
Study Area



Saint Paul PED/Dakota County GIS

The Smith Avenue Revitalization Plan Study Area is centered on Smith Avenue from the High Bridge/Mississippi River in Saint Paul to Dodd Road in West Saint Paul, and includes the blocks on both sides of the Avenue to Manomin (to the east) and Ottawa (to the west). In addition, some consideration has been given to the area around Cherokee Regional Park, Prospect Heights Park, Albert Park and Dodd Park.

Main commercial nodes referred to in the plan are Smith and Baker, Smith and Annapolis and Smith and Dodd, shown above.



MetroGIS

Smith Avenue Revitalization Plan

Purpose

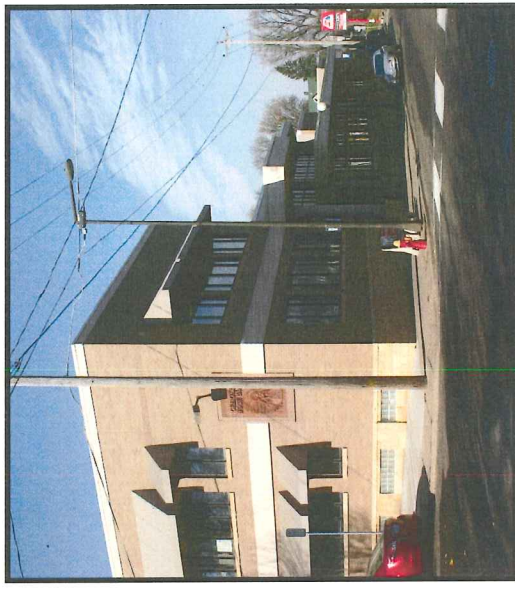
This document is the vision of the Smith Avenue Revitalization Task Force. The Small Area Plan appends the Saint Paul and West Saint Paul Comprehensive Plans. This plan replaces the decertified 1984 Smith Avenue Task Force Report.

In 2009, a first-of-its-kind collaboration was created to lead the Smith Avenue Revitalization Initiative between the Riverview Economic Development Association (REDA), the Neighborhood Development Alliance (NeDA), West Side Citizens Organization (WSCO), City of Saint Paul's Department of Planning and Economic Development (PED) and City of West Saint Paul. Staff from all five entities partnered to guide a planning process for the revitalization of Smith Avenue and gather public input to produce this plan. This plan recognizes the importance of a corridor that connects the two cities, as well as the power of the Avenue and neighborhood to bring together individuals, despite political boundaries, to strengthen their neighborhoods along the Avenue.

The genesis of the collaboration stemmed from two critical occurrences. First, Saint Paul PED recommended to WSCO that the original plan for Smith Avenue, the 1984 Smith Avenue Task Force Report, be decertified. Following this notice, REDA's past Executive Director, Christopher Romano, and West Saint Paul Councilmember Darlene Lewis started to talk about Smith Avenue, and initiated a meeting at Cherokee Tavern with stakeholders along the Avenue. Romano, along with partners mentioned above, gained funding through Saint Paul's Capital Improvement Budget (CIB) process. Subsequently, Romano and Lewis approached the West Saint Paul Economic Development Authority (EDA) to garner funding and support for the planning process. Funding from West Saint Paul EDA was matched by Dakota County.

With staff and financial support from both cities in place, a task force made up of residents, business owners and property owners was established to identify issues and make recommendations that would be part of a new area plan for the Avenue. In addition, several student groups worked on reports that complement this plan: University of Minnesota Carlson School of Management Graduate Volunteer Consultants, University of Minnesota Humphrey Institute Student Group; and University of Minnesota Center for Urban and Regional Affairs. Funding was also used to develop a branding guide and implementation plan for the Avenue, produced by the consultant firm Hay Dobbs.

The purpose of this plan is to set objectives and strategies for the economic, environmental and physical future of Smith Avenue in both Saint Paul and West Saint Paul in order to preserve the long-term vitality of the neighborhood. The plan lays out action steps to achieve an economically, environmentally and physically vital commercial and residential area. These action steps will guide the decisions of public officials, residents, business owners and other stakeholders for the next 10 to 15 years.



Steve Komula

Overall Vision

The historic Smith Avenue neighborhood is a safe, thriving community. The tree-lined, mixed-use thoroughfare offers diverse housing options that support the needs of residents, and affordable office and retail spaces that encourage a vibrant local business community. The character of the corridor will be enhanced through creative urban planning strategies.

Smith Avenue is a historic neighborhood avenue that provides unique and diverse restaurant and retail goods and services for patrons seeking a genuine experience, and personal connections to independent local business owners and the community. Smith Avenue must be perceived as consistently offering a unique, eclectic and interesting mix of quality goods and services that create a memorable, locally-connected experience.



Steve Komula



Community Character

With distinctive views of downtown, the Mississippi River and particularly the State Capitol, Smith Avenue is a tree-lined street of residential and commercial properties. The Avenue is a vital area of the upper West Side and provides a key link between Saint Paul and West Saint Paul. However, it is much more than a corridor—its many businesses and residents have remained on the Avenue for decades, and are highly invested in the well being of the area. The majority of buildings were constructed between 1900 and 1920. It is important to maintain historic structures while allowing for new construction that fits within the existing historic fabric. Smith Avenue provides access to both local and regional attractions and amenities such as United Hospital, Cherokee Regional Park, downtown Saint Paul and Lilydale Regional Park. The neighborhood is poised to capitalize on this local and regional access. Maintaining walkability along the Avenue enhances the community character and promotes continuity between the major business nodes. Study area residents are engaged in their community and seek to preserve the small-town feel of the neighborhood. Being on the precipice of one of the nation's most valued natural resources, the Mississippi River, it is important to incorporate environmental and economical sustainability principles into this plan.

Community Character Objectives and Strategies

CC1. Capitalize on Smith Avenue's central location within the metropolitan area.

CC1.1 Initiate a branding guide and implementation plan that targets local residents and patrons, commuters, bicyclists, tourists and entrepreneurs.

CC1.2 Capture existing audiences in thriving neighboring commercial districts (Grand Avenue, West Seventh, Village of Mendota Heights) through specific targeted marketing strategies.

CC2. Incorporate sustainable/environmental strategies into new developments.

CC2.1 Consider rain gardens/bioswales/ecoswales in new developments and for existing properties, ensuring that design accommodates shallow soils.

CC2.2 Practice sustainable urban forestry, including species variety, when planting new or replacing trees along the Avenue.

CC2.3 Consider the use of pervious pavement in parking lot construction/reconstruction.

CC2.4 Explore existing City-owned space for a community garden.

CC3. Build community through events.

CC3.1 Implement a National Night Out-type event on the Avenue, shared between Saint Paul and West Saint Paul.

CC3.2 Create and implement a community festival, shared between the two cities.

CC4. Create a safe and welcoming environment.

CC4.1 Encourage more building owners to implement Crime Prevention Through Environmental Design (CPTED) principles in new construction or through commercial retrofits.

CC4.2 Encourage business owners to establish consistent evening hours in order to promote safe street life during these times.

CC4.3 Encourage neighbors to be proactive in reporting suspicious activity to Police Department staff.

CC4.4 Encourage neighbors to be proactive in identifying and reporting code violations to City staff.



Commercial Vitality

Smith Avenue is a mixed residential and commercial corridor. Key business nodes exist at Baker, Annapolis and Dodd, with mostly low-density housing between each node. Business attraction and retention have been difficult. The Avenue has an approximate 20% vacancy rate between the High Bridge and Dodd Road. This rate has stayed consistent over the past 30 years.

Commercial Vitality Objectives and Strategies

CV1. Support and retain the current business mix.

CV1.1 Market building and façade improvement programs.

CV1.2 Conduct energy audits for commercial businesses.

CV1.3 Encourage outdoor seating at eating establishments.

CV2. Attract new businesses that complement the existing commercial mix.

CV2.1 Conduct a market gap analysis to identify businesses to attract to Smith Avenue.

CV2.2 Recruit more food establishments to main nodes along Smith Avenue and at Doddway Shopping Center.

CV2.3 Recruit locally-owned anchor tenants to fill commercial vacancies.

CV3. Establish signage standards to ensure consistency in design and application along the Avenue.

CV3.1 Develop new signage design and maintenance standards, including for temporary signs.

CV3.2 Investigate changing MnDOT regulations regarding projecting signs.

CV3.3 Coordinate Zoning Codes related to signage, in order to address discrepancies between the two cities. (for example, regulations regarding temporary signage); create a committee made up of stakeholders from both cities to review and make recommendations.

CV4. Create a strong business community.

CV4.1 Encourage Smith Avenue businesses to become members of REDA or explore the creation of an independent business association.

CV4.2 Connect business owners with existing programs and partners that offer building and storefront improvements, loan programs, and technical financial assistance.

CV4.3 Decrease commercial vacancy rates by 10%.

CV5. Capitalize on neighborhood characteristics to create a strong identity and brand for the Avenue.

CV5.1 Promote the Capitol view through the branding strategy.

CV5.2 Create signage or banners to identify Smith Avenue.

CV5.3 Create a graphic identity for the Avenue to strengthen the brand messages.



Commercial Vitality continued

CV5.4 Utilize key messages (that Smith Avenue is local, independent, tied to history, eclectic, unique, and connected) to draw customers to the Avenue.

CV5.5 Undertake viral marketing strategies in order to draw consumers to the Avenue.

CV5.6 Determine "Brand Champions" in the neighborhood that are trusted and that can become torch bearers for the brand.

CV5.7 Co-market and co-brand with partners such as District del Sol, other neighborhood organizations, media outlets and Visit Saint Paul.

CV5.8 Educate and inform Smith Avenue businesses on the brand and how they can reinforce the brand essence, brand position and brand soul.

CV5.9 Capitalize on surrounding natural resources as a neighborhood identifier by celebrating the bluffs and the Mississippi River through a community event.

CV5.10 Investigate preservation options, such as historic tax credits, for the abandoned theater and other buildings built prior to 1960.





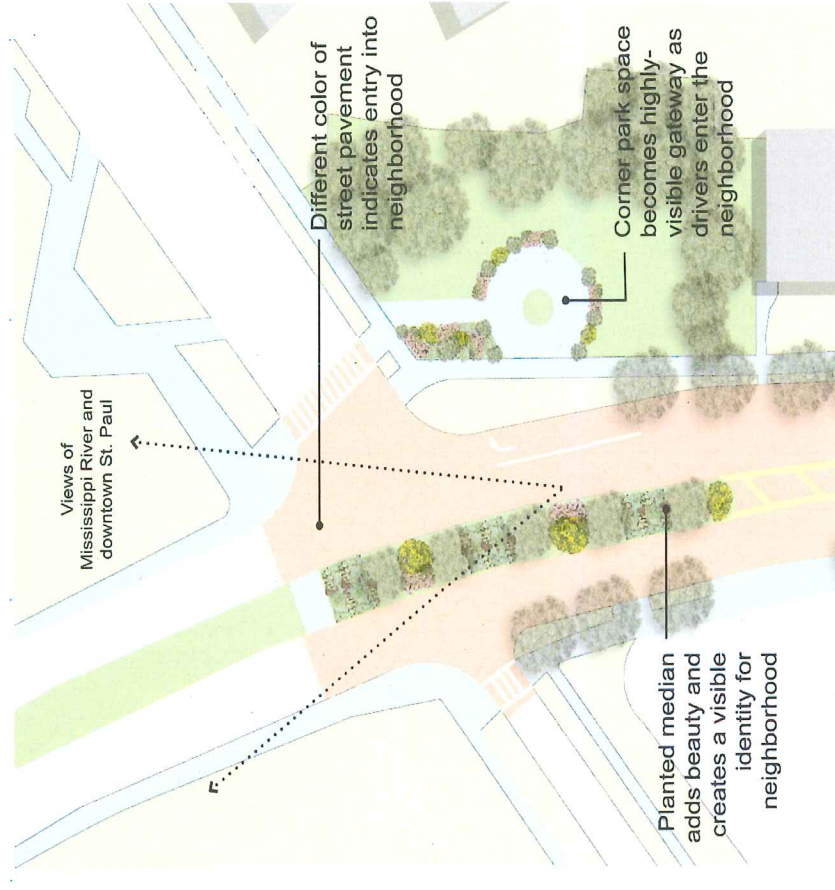
Land Use

Generally, the community is pleased with the land use and zoning of the Avenue. The commercial nodes function well, and the housing between the nodes is suitable for residents at all stages of life. However, there are differences in the zoning codes of the two cities. This can make it difficult to ensure consistency throughout the Avenue. Strategies for land use and zoning revolve around the concept of establishing consistent and flexible zoning along the Avenue. This allows for density at the nodes, and maintains housing stock in the residential areas between nodes.

Land Use Objectives and Strategies

- LU1. Maintain current patterns of development on Smith Avenue.
 - LU1.1 Preserve the view of the State Capitol building by restricting building heights at the bluff line.
 - LU1.2 Promote mixed-use development, especially at the commercial nodes.
 - LU1.3 Maintain existing building heights of 1 to 2 stories.
- LU2. Implement landscape design strategies to make Smith Avenue a more inviting place to visit and do business.
 - LU2.1 Create a welcoming gateway at the top of the Smith Avenue High Bridge.
 - LU2.2 Evaluate opportunities at corners to create resting places in order to enhance the pedestrian environment.
 - LU2.3 Reclaim "lost spaces" such as wide areas of sidewalk, unused sections of the planted median, and intersection corners by adding seating, planters, bike racks or other amenities.

Gateway Node Design



Metropolitan Design Center



Transportation

The overarching goal is to create a safe, compact, walkable, mixed-use neighborhood that supports transit. Residents and visitors to businesses experience a lack of on-street parking along Smith Avenue due to inconsistent parking restrictions. As both a residential and commercial street, Smith Avenue should function as a “complete street,” accommodating pedestrians, bicyclists, mass transit and motor vehicles.

Transportation Objectives and Strategies

T1. Improve walkability to enhance pedestrian safety.

T1.1 Support the future planned construction by Saint Paul Parks and Recreation of a tunnel under Smith Avenue to continue the bike trail from Cherokee Regional Park to Harriet Island.

T1.2 Install globe-style lamp posts along the Avenue between Morton Street and Dodd Road.

T1.3 Investigate adding sidewalk “bump-outs” at intersections in order to create pedestrian refuges.

T1.4 Complete crosswalks at the Stevens, King, Baker, Morton, and Page intersections with Smith Avenue as needed.

T2. Establish safe bike routes for all users.

T2.1 Evaluate the installation of a bike route parallel to Smith Avenue on Ottawa or Ohio streets.

T2.2 Study the feasibility of a bike route on Smith Avenue.

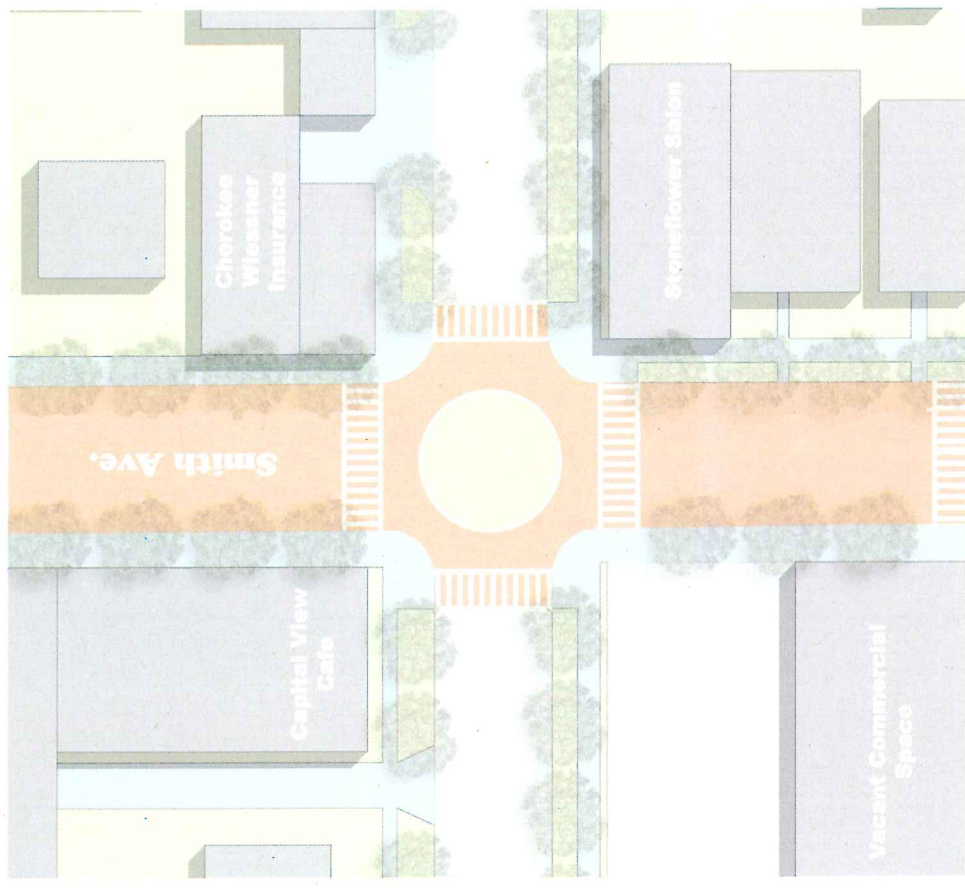
T2.3 Install artful and functional bike racks.

T3. Establish traffic calming measures.

T3.1 Install sidewalk bump-outs at intersections, to narrow the street and slow traffic.

T3.2 Consider using pavers, colored pavement or raised crosswalks.

Intersection Paving Options



Metropolitan Design Center



Transportation continued

Transportation Objectives and Strategies

- T3.3 Create street texturing or design elements to delineate a parking lane.
- T3.4 Conduct a safety audit of Smith Avenue south of, and including, the High Bridge.
- T3.5 Investigate opportunities for a dynamic speed sign at the top of the High Bridge, to slow down traffic as it comes off the bridge.
- T4. Design uniform elements to improve the streetscape.
 - T4.1 Develop a way-finding system for pedestrians and bicyclists along the Avenue.
 - T4.2 Install flowers in the public right-of-way along the Avenue, maintained by local businesses.
 - T4.3 Develop a comprehensive streetscape and tree installation

plan that is uniform between both cities.

T4.4 Develop a public art plan for the Avenue.

T4.5 Install uniform garbage receptacles and develop a maintenance plan through a partnership with business/building owners and residents.

T5. Address parking limitations along Smith Avenue.

T5.1 Ensure parking signage is accurate.

T5.2 Examine the possibility of shared parking arrangements for commercial uses.

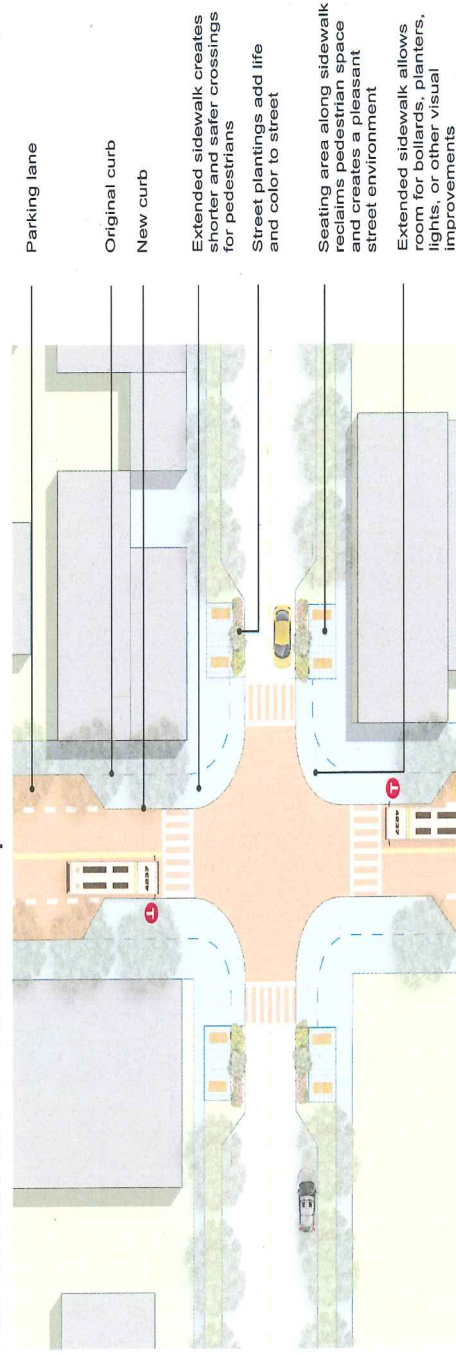
T5.3 Stripe parking lanes along the Avenue.

T6. Enhance transit opportunities on the Avenue.

T6.1 Explore a streetcar concept.

T6.2 Create spaces for benches at bus stops by installing bump-outs.

Intersection Plan with Sidewalk "Bump Outs"



Metropolitan Design Center

Smith Avenue Revitalization Plan



Parks and Recreation

The Smith Avenue study area is home to two parks: Capitol View Park in Saint Paul and Albert Park in West Saint Paul. Additional linkages to other local and regional parks in the neighborhood, like Lilydale and Cherokee, should be explored. Since Smith Avenue is a popular route for cyclists and other outdoor enthusiasts, encouraging them to use businesses on the Avenue is an opportunity. This is also an opportunity to support new businesses along the Avenue.

Parks and Recreation Objectives and Strategies

PR1. Attract outdoor enthusiasts to Smith Avenue businesses.

PR1.1 Create organized activities to draw people to the parks and funnel them to the business community.

PR2. Increase use of and access to parks.

PR2.1 Encourage food trucks to frequent the park.

PR2.2 Consider speed reduction measures for through traffic in Cherokee Regional Park, consistent with other parkways.

PR2.3 Provide additional recreation facilities at Cherokee Regional Park such as horseshoe pits, bocce, splash pad or opportunities for geocaching, per Parks System Plan and community needs.

PR2.4 Install interpretive signage in Cherokee Regional Park consistent with the Great River Park signage system.

PR2.5 Market the Cherokee Regional Trail to metropolitan and outstate users.

PR2.6 Organize a “grand opening” celebration for the new Cherokee Regional Trail in partnership with businesses.

PR2.7 Develop public art installations at Capitol View and

Cherokee Regional Parks. Institute a maintenance fund or build an endowment.

PR2.8 Encourage and fund construction of a trailhead at Capitol View Park, consistent with Saint Paul Parks and Recreation plans.

PR2.9 Construct welcoming signage at Capitol View Park.

PR2.10 Make Albert Park more accessible.

PR2.11 Plant and maintain native, and bird- and butterfly-friendly plantings.



Steve Komula



Housing

Given the age of the housing stock within the study area, it is important that older houses be maintained and improved in order to maintain the character of the neighborhood, and continue to provide life-cycle housing for residents. Housing should continue to be provided in walkable proximity to shops, services, public transportation, and nearby jobs and education in order to sustain neighborhood commercial assets. Providing housing opportunities for families with children will help sustain local schools.

Housing Objectives and Strategies

H1. Maintain and improve residential properties.

H1.1 Coordinate code enforcement with non-profit and City housing rehabilitation programs to improve the energy efficiency of homes.

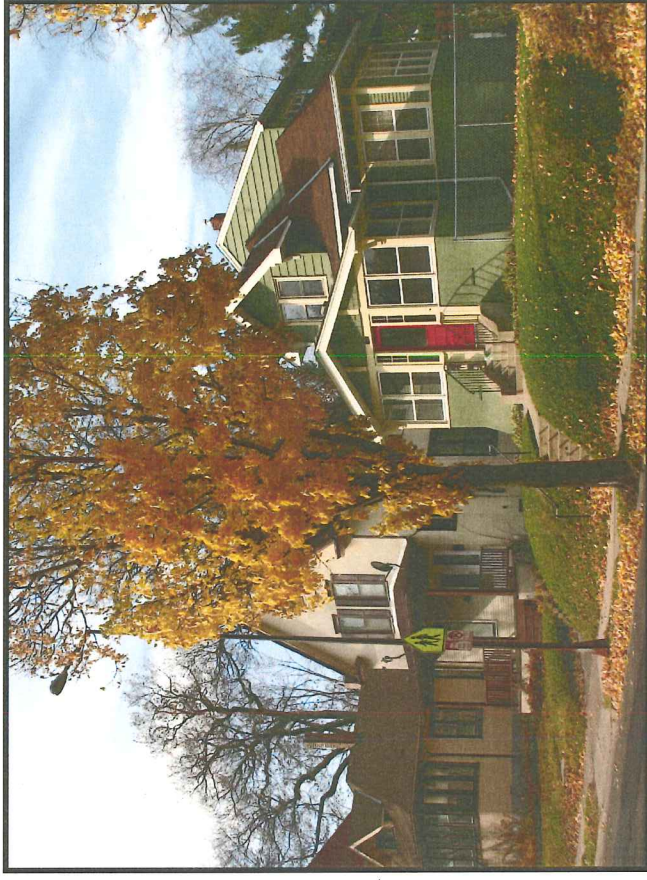
H1.2 Coordinate code enforcement with non-profit and City housing rehabilitation programs for façade improvements.

H1.3 Encourage homeowners and property managers to make landscaping improvements to their properties.

H1.4 Continue to assess vacant housing conditions in both cities, partnering with community development corporations, non-profit organizations, private developers, district councils and block groups, focusing on the residential districts between commercial nodes along Smith Avenue.

H1.5 Promote existing and innovative new programs and incentives that support rehabilitation of one- to three-unit residential properties, especially in the residential districts between commercial nodes along Smith Avenue.

H2. Maintain residential zoning between commercial nodes.



Steve Komula



Historic Preservation

Over the years, Smith Avenue has played an important role in the development of the social and cultural identity of the West Side and West Saint Paul. In the late 1800s, the growth of the Avenue was facilitated by the construction of the High Bridge, which connected the neighborhoods to downtown Saint Paul. Soon thereafter, the streetcar shaped development of businesses and residences on the Avenue, further improving accessibility and influencing business location and consumer shopping patterns. Many small businesses located at major intersections—generally trolley stops—to improve accessibility. Most of the commercial buildings were built prior to 1950. More than 85% of residential parcels were built prior to 1920.

Historic Preservation Objectives and Strategies

HP1. Maintain and improve the historic nature of the corridor, celebrating its past and enhancing its future.

HP1.1 Conduct a historic context study for Smith Avenue. Contexts provide the framework to help determine if a resource is historically significant and worthy of preservation. This study would help in the identification, evaluation, designation and preservation of historic resources;

HP1.2 Ensure that the current view of the State Capitol from Smith Avenue is preserved.

HP1.3 Explore funding opportunities, such as historic tax credits, for rehabilitating structures, such as the former Mohawk Theatre, along the Avenue.



Steve Komula

Implementation

This section outlines responsible parties and a time-line for the actions laid out in the plan. Responsible parties include: Neighborhood Development Alliance (NeDA), Riverview Economic Development Association (REDA), West Saint Paul Economic Development Authority (WSP EDA), West Side Citizens' Organization (WSCO) and the city departments in each community responsible for the section, along with residents and business owners in both cities.



Steve Komula

Community Character Strategies			
#	Strategy Summary	Responsible Parties	Time Frame
CC1.1	Initiate branding guide and implementation plan	Business owners, REDA	short-term
CC1.2	Capture existing audiences through target marketing	Business owners, REDA, WSCO	long-term
CC2.1	Install rain gardens where appropriate	Residents, business owners, developers	on-going
CC2.2	Practice sustainable urban forestry	Parks	on-going
CC2.3	Consider the use of pervious pavement	Business owners, developers	long-term
CC2.4	Explore city-owned spaces for community gardens	Residents, WSCO	on-going
CC3.1	Implement a shared National Night Out event	Residents, police departments	short-term
CC3.2	Implement a shared community festival	Business owners, residents, cities	short-term
CC4.1	Encourage the use of CPTED principles	Business owners, residents	on-going
CC4.2	Encourage business owners to establish consistent evening hours to promote safe street life	Business owners, business association, REDA, WSCO	short-term
CC4.3	Be proactive in reporting suspicious activity to Police	Residents, business owners	on-going
CC4.4	Be proactive in reporting code violations to city staff	Residents, business owners	on-going

Implementation

Commercial Vitality Strategies			
#	Strategy Summary	Responsible Parties	Time Frame
CV1.1	Market available facade improvement programs	REDA, Saint Paul PED	short-term
CV1.2	Conduct energy audits for commercial buildings	Business owners	short-term
CV1.3	Encourage outdoor seating at eating establishments	Business owners, REDA, Cities	long-term
CV2.1	Perform business gap analysis and recruit	Business owners, REDA, EDA	long-term
CV2.2	Recruit more food establishments to the Avenue	Business owners, WSP EDA	long-term
CV2.3	Recruit locally-owned anchor tenants to the Avenue	Business owners, REDA, WSP EDA	long-term
CV3.1	Develop new signage design and maintenance standards	Business owners, REDA, WSP EDA, Saint Paul PED, MnDOT, WSCO	long-term
CV3.2	Investigate projecting sign regulations	Cities, MnDOT, WSCO	short-term
CV3.3	Coordinate Zoning Codes related to signage in order to address discrepancies between the two cities	Cities, WSCO	long-term
CV4.1	Build business association or coordinate with REDA	Business owners, REDA	short-term
CV4.2	Connect business owners with business assistance programs	Business owners, REDA, business association	long-term
CV4.3	Decrease commercial vacancy rates by 10%	Business owners, REDA, Cities	long-term
CV5.1	Promote the Capitol view through a branding strategy	Business owners, REDA	long-term
CV5.2	Create signage or banners to identify Smith Avenue.	Business owners, REDA	long-term
CV5.3	Create a graphic identity for the Avenue to strengthen the brand messages.	Business owners, REDA	short-term
CV5.4	Utilize key messages to draw customers to the Avenue.	Business association, REDA, Cities	on-going
CV5.5	Undertake viral marketing strategies in order to draw customers to the Avenue.	Business association, REDA	on-going
CV5.6	Determine "Brand Champions" for the Avenue.	Business owners, REDA	short-term

Implementation

Commercial Vitality Strategies (continued)

#	Strategy Summary	Responsible Parties	Time Frame
CV5.7	Co-market and co-brand with area partners	Business owners, REDA	short-term
CV5.8	Educate and inform business owners about the brand and its use	Business owners, REDA	long-term
CV5.9	Capitalize on neighborhood identifiers to create a community event	Business owners, REDA	long-term
CV5.10	Investigate preservation options for historic buildings	Business owners, REDA, WSCO	long-term

Land Use Strategies

#	Strategy Summary	Responsible Parties	Time Frame
LU1.1	Maintain current patterns of development on the Avenue	Saint Paul PED, WSP EDA, WSCO	long-term
LU1.2	Promote mixed-use development at commercial nodes	Cities	long-term
LU1.3	Maintain existing building heights of one to two stories	Cities	long-term
LU2.1	Create a welcoming gateway at the High Bridge	Cities	long-term
LU2.2	Evaluate opportunities to enhance the pedestrian experience	Cities	long-term
LU2.3	Reclaim "lost spaces"	Cities	long-term

Transportation Strategies

#	Strategy Summary	Responsible Parties	Time Frame
T1.1	Support construction of trail under Smith Avenue	Parks, Public Works, MnDOT	long-term
T1.2	Install globe-style lighting between Morton and Dodd	Cities, MnDOT	short-term
T1.3	Investigate installing "bump-outs"	Public Works, MnDOT	long-term
T1.4	Complete crosswalks where missing	Public Works, MnDOT	short-term
T2.1	Evaluate installation of bike route parallel to the Avenue	Public Works, MnDOT	long-term
T2.2	Study the feasibility of a bike route on the Avenue	Public Works, Parks, MnDOT	long-term
T2.3	Install artful and functional bike racks	Business owners	short-term

Implementation

Transportation Strategies (continued)

#	Strategy Summary	Responsible Parties	Time Frame
T3.1	Install sidewalk "bump-outs."	Public Works, MnDOT	long-term
T3.2	Use creative pavement techniques to slow drivers	Public Works, MnDOT	long-term
T3.3	Create design elements to delineate a parking lane	Public Works, MnDOT	long-term
T3.4	Conduct a safety audit	Public Works, MnDOT	short-term
T3.5	Investigate opportunity for dynamic speed sign at bridge	Public Works	long-term
T4.1	Develop wayfinding system	Public Works, Parks	long-term
T4.2	Install flowers in the public right-of-way	Business owners, REDA	short-term
T4.3	Develop uniform streetscape and tree plan	Public Works, MnDOT	
T4.4	Develop a public art plan for the Avenue	Public Art Saint Paul, Cities, WSCO	long-term
T4.5	Install uniform garbage receptacles	Business owners, REDA	short-term
T5.1	Eliminate parking restrictions in study area	Cities	short-term
T5.2	Examine the possibility of shared parking options	Business owners, REDA, Cities	long-term
T5.3	Stripe parking spaces and lanes along the Avenue	Cities	long-term
T6.1	Explore a streetcar concept	Cities	long-term
T6.2	Create spaces for benches at bus stops by installing bump-outs	Public Works, MnDOT, Metro Transit	long-term

Parks and Recreation Strategies

#	Strategy Summary	Responsible Parties	Time Frame
PR1.1	Create organized activities to draw people to the parks	Parks	long-term
PR2.1	Encourage food trucks to park in Cherokee Regional Park	Parks	long-term
PR2.2	Consider traffic control measures in Cherokee Regional Park, consistent with the new Cherokee Park and Trail Plan	Parks	long-term

Implementation

Parks and Recreation Strategies (continued)

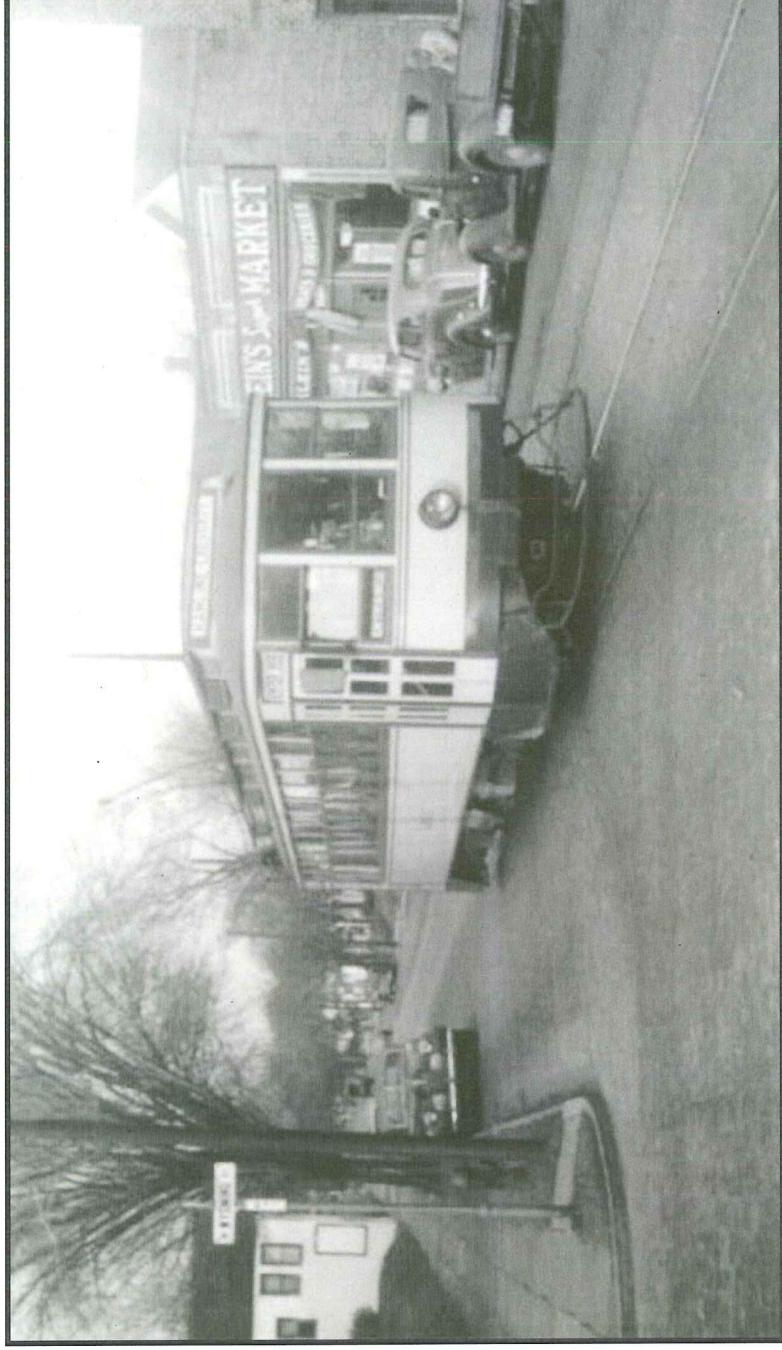
#	Strategy Summary	Responsible Parties	Time Frame
PR2.3	Provide active recreation activities at Cherokee Regional Park, as per approved master plan and community request.	Parks	long-term
PR2.4	Install interpretive signage at Cherokee Regional Park.	Parks	long-term
PR2.5	Market the Cherokee Regional Trail to metropolitan and outstate users.	Parks	long-term
PR2.6	Organize a "grand opening" for Cherokee Regional Trail.	Parks	short-term
PR2.7	Develop public arts installations at parks.	Parks	long-term
PR2.8	Construct a trail head at Capitol View Park.	Parks	long-term
PR2.9	Construct welcoming signage at Capitol View Park.	Parks, Public Art Saint Paul	long-term
PR2.10	Make Albert Park more accessible.	West Saint Paul Parks	short-term
PR2.11	Plant and maintain native, and bird- and butterfly-friendly plantings.	Parks	short-term

Housing Strategies

#	Strategy Summary	Responsible Parties	Time Frame
H1.1	Coordinate code enforcement with non-profit and City housing rehabilitation programs to improve energy efficiency of homes	NeDA, WSCO, cities	long-term
H1.2	Coordinate code enforcement with non-profit and City housing rehab programs for facade improvements	NeDA, Historic Saint Paul, cities	long-term
H1.3	Encourage homeowners to make landscaping improvements	Residents, property managers, WSCO	short-term
H1.4	Assess vacant housing conditions	Cities, NeDA	long-term
H1.5	Promote rehab of 1- to 3-unit residential properties	Cities, NeDA, residents	long-term
H2	Maintain residential zoning between nodes	Cities	long-term

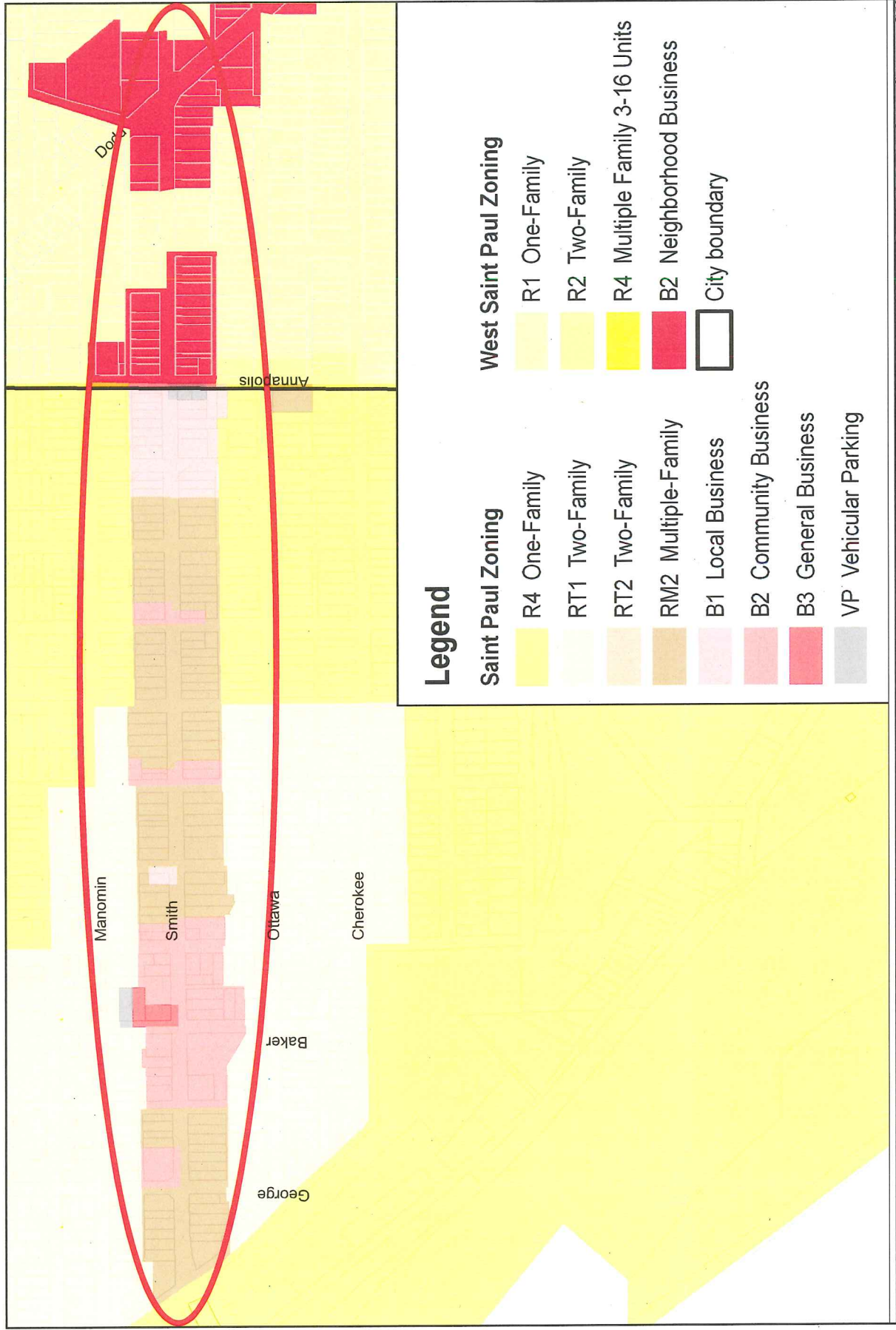
Implementation

Historic Preservation Strategies				
#	Strategy Summary	Responsible Parties	Time Frame	
HP1.1	Perform historic context study for Smith Avenue	Cities	short-term	
HP1.2	Ensure that the current view of the State Capitol is preserved	Cities	on-going	
HP1.3	Explore funding opportunities for rehabbing older structures	Cities, REDA, NeDA	long-term	



William Moneyppenny, 1945

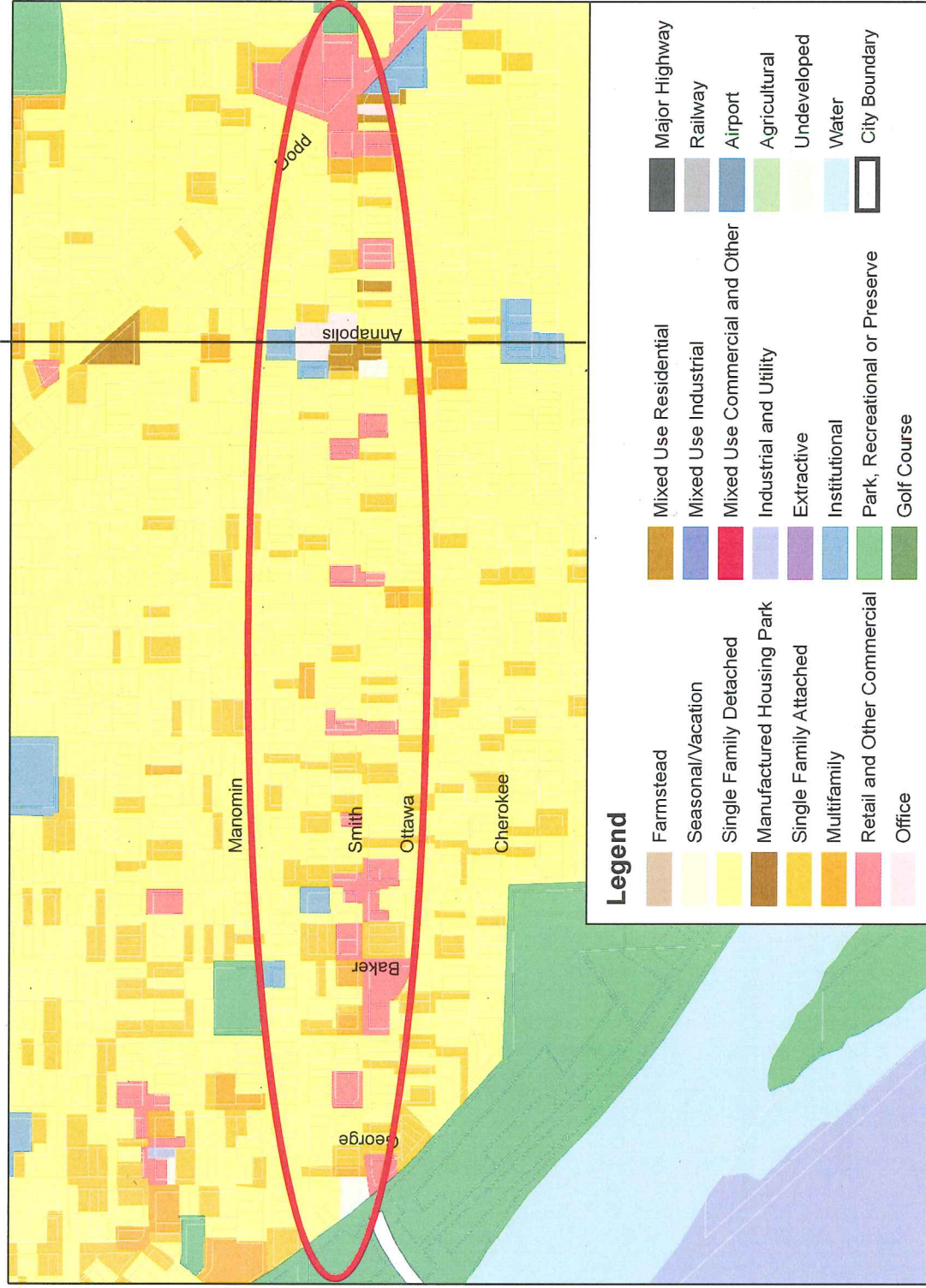
Appendix A: Current Zoning



Saint Paul PED, Dakota County GIS

Smith Avenue Revitalization Plan

Appendix B: Land Use



Saint Paul PED/Metropolitan Council (2005)

Smith Avenue Revitalization Plan

Appendix C: Basic Census Information

The study area is covered by two Census Tracts: 370 in Saint Paul and 601.02 in West Saint Paul. This data is drawn from the 5-year sample data of the American Community Survey, performed by the U.S. Census Bureau.

Population

- The total population for the two Census Tracts is 5,636.
- 51% are male; 49% are female.
- The median age for Census Tract 370 is 34.
- The median age for Census Tract 601.02 is 40.
- 10% of the population is over age 65 in both tracts.

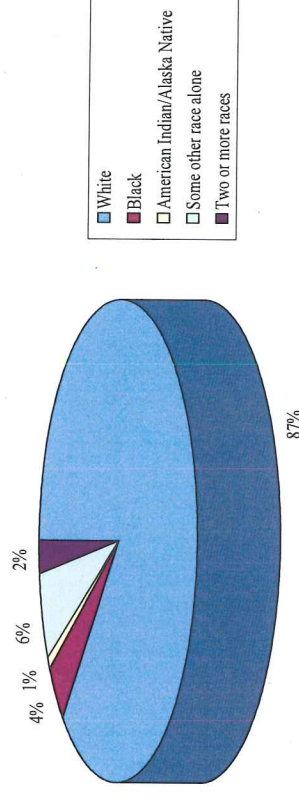
Income

- The median household income for tract 370 is \$58,056.
- The median household income for tract 601.02 is \$60,642.
- 10% of people living in Tract 370 are below the poverty level as determined by the Census Bureau.
- 6.6% of people living in Tract 601.02 are below the poverty level as determined by the Census Bureau.

Housing

- Median housing costs in Tract 370 are \$1,057.
- Median housing costs in Tract 601.02 are \$1,106.
- There are 2,347 occupied housing units in these two Census Tracts.
- 1,832 units are owner-occupied which is 78% of units.
- 515 units are renter-occupied, which is 22% of units.

Race by Percentage of Population



Saint Paul PED/U.S. Census Bureau

Transportation

- 67% of commuters drive alone in Census Tract 370.
- 65% of commuters drive alone in Census Tract 601.02.
- 14% of commuters car-pooled in Tract 370.
- 17% of commuters car-pooled in Tract 601.02.
- 4% of commuters took public transportation in Tract 370.
- 12% of commuters took public transportation in Tract 601.02.